HT168
L593
L57
1975
IGSL
UCB

GENERAL PLAN

TOWN OF LOS ALTOS HILLS

MAY 1, 1975

TABLE OF CONTENTS

		Page
	INTRODUCTION	I
	PART I - GENERAL PROVISIONS	1
	Planning Area	1
	Regional Content	3
	Goals	6,7
	Community Structure	7
	PART II - ELEMENTS	10
100 Series	LAND USE ELEMENT	11
	Objective	11
	Principles	11
	Residential Areas	
	Objectives	12
	Principles	12
	Standards	13
	Description	14
	Residential Unit #1	17
	Residential Unit #2	18
	Residential Unit #3	18
	Residential Unit #4	19
	Residential Unit #5	20
	Residential Unit #6	21
	Institutions	
	Objectives	22
	Principles	23
	Standards	24
	Description	24
	Schools	
	Palo Alto Unified School District	24
	Los Altos Elementary School District	25
	Mountainview-Los Altos High School District	26
	Foothill Junior College District	26
	Private Schools	26
	Town Government	26
	Fire Protection	27
	Police Protection	28
	Churches	28
	Commericial/Industrial	
	Objectives	29
	Description	29
	Public Utilities	
	Objectives	30
	Principles	30
	Description	31

TABLE OF CONTENTS (CONTINUED)

		PAGE
200 Series	CIRCULATION ELEMENT	31
	GENERAL OBJECTIVES	32
	TRAFFICWAYS	
	OBJECTIVES	32
	PRINCIPLES	33
	STANDARDS	33
	DESCRIPTION	36
300 Series	OPEN SPACE ELEMENT	42
	OBJECTIVES	44
	PRINCIPLES	45
	DESCRIPTION	46
	OPEN SPACE PRESERVE	48
	OPEN SPACE CONSERVATION AREAS	52
	HISTORICAL SITES	53
400 Series	RECREATION ELEMENT	56
	PRINCIPLES	56
	STANDARDS	57
	DESCRIPTION	57
	OPEN SPACE PRESERVE	57
	OPEN SPACE CONSERVATION AREA	58
	RECREATION AREA - PUBLIC	59
	RECREATION AREA - PRIVATE	59
	HISTORICAL SITES	60
	INSTITUTIONS	60
500 Series	HOUSING ELEMENT	61
	OBJECTIVES	61
	PRINCIPLES	61
	STANDARDS	62
	DESCRIPTION	62
600 Series	CONSERVATION ELEMENT	64
	OBJECTIVES	64
	PRINCIPLES	65
	DESCRIPTION	67
	NATURAL RESOURCE CATEGORIES	67
	CONSERVATION ACTION PROGRAM COMPONENTS	71

TABLE OF CONTENTS (CONTINUED)

		PAGE
	APPENDIX 1	77
	APPENDIX 2	78
	APPENDIX 3	80
	APPENDIX 4	85
	LAND USE ELEMENT	85
	CIRCULATION ELEMENT	85
	OPEN SPACE ELEMENT	86
	RECREATION ELEMENT	86
	HOUSING ELEMENT	86
	CONSERVATION ELEMENT	86
	NOISE ELEMENT	87
	SCENIC HIGHWAYS ELEMENT	88
	APPENDIX 5	89
700 Series	NOISE ELEMENT	91
	BACKGROUND	91
	GENERAL DESCRIPTION OF NOISE PROBLEM	92
	STATE LAW REQUIREMENTS	93
	INTRODUCTION	96
	OBJECTIVE	97
	PRINCIPLES	97
	POLICY	99
	STANDARDS	99
	DESCRIPTION	100
	APPENDIX A - NOISE CONTOUR MAP	104
	APPENDIX B - DEFINITION OF TERMS	105
	APPENDIX C - BASIC REFERENCE SOURCES	107
800 Series	SEISMIC SAFETY/SAFETY ELEMENT	108
	PART I - INTRODUCTION	108
	PART II - HAZARDS	115
	SEISMIC HAZARDS	115
	OTHER GEOLOGIC HAZARDS	123
	FIRE HAZARDS AND FIRE PROTECTION	129
	PART III - POLICY	134
	PART IV - IMPLEMENTATION PROGRAM	135
	MAPPING	135
	REGULATIONS	136
	COOPERATIVE PROGRAMS	136
	SPECIFIC STUDIES	137
	GENERAL PLAN	137
	EDUCATION	137
	DISASTER PREPAREDNESS	138

TABLE OF CONTENTS (CONTINUED)

		PAGE
900 Series	SCENIC HIGHWAYS ELEMENT	
	INTRODUCTION	139
	OBJECTIVES	140
	GENERAL PROCEDURES	141
	DESCRIPTIONS	142
	PROCEDURES FOR SCENIC PRESERVATION AND ENHANCEMENT	143
	APPENDIX A	148

INTRODUCTION

1. The Los Altos Hills Planning Area is characterized by its natural beauty, open spaces and rural atmosphere. The hills and mountains of the Planning Area provide a natural backdrop for the more intensively developed urban areas toward the Bay. The preservation of this regional resource is important for maintenance and enhancement of the quality of life for residents of both the mid-peninsula and the Bay Area. This General Plan provides a framework within which Los Altos Hills can develop in an orderly manner and preserve its residential character and rural atmosphere.

BACKGROUND

2. Up to the decade of the 1950's, land owenrship in the Los Altos Hills Planning Area was in relatively large holdings which had been held as country ranches and estates. With the coming of intensive urbanization to Santa Clara County, these holdings were threatened with development patterns similar to those taking place in other parts of the Bay Area, the results os which would have been to destroy completely the pleasant rural character which existed. To protect themselves against these threats and to preserve the rural atmosphere, the residents joined together and incorporated Los Altos Hills on January 27, 1956.

3. At the time of incorporation, the area was more truly rural and agricultural than it is today. Today, Los Altos Hills is a low density suburban residential area, where individuals, employed in industry and business located in the more urbanized portions of the region, make their homes. This change in function has not altered the Town's rural character. Although

3. (cont.) Los Altos Hills is not an agricultural community, the rugged physical characteristics of the area have helped to maintain a rural quality. In addition, small scale crop and tree farming, the keeping of domestic animals, primarily horses, and other minor agricultural pursuits compatible with residential uses are important to the life style of the residents.

4. In 1959, in an effort to implement the community goals expressed at the time of incorporation, Los Altos Hills adopted a general plan. The 1959 General Plan, revised in 1963, a Recreation Element, adopted in April, 1966, and a "Phase I" Housing Element, adopted in 1969, have provided general policy guidance for the Town in plans and programs as well as in ordinance preparation and administrative actions.

5. Since 1961, significant changes have occurred in Los Altos Hills, the state, and the nation which should be reflected in the General Plan. Also, state legislative requirements for general plans have been broadened. Thus, to fulfill the current general plan requirements of the California Government Code and more importantly to consider the effect of the many changes that have occurred since 1963, the policy and principles as well as the data used in the original plan have been re-evaluated and revised to ensure that the Los Altos Hills General Plan properly reflects the goals and needs of the community. In addition, a more precise definition of the relationship between Los Altos Hills and the region is needed.

THE 1973 REVISION TO THE GENERAL PLAN

6. The 1973 revision to the General Plan is based on the belief that an informed public can and will decide the kind of environment and level

6. (cont.) of public services it desires and will take actions necessary to achieve its goals. The characteristics of the environment desired by the residents of Los Altos Hills were initially expressed in the "Platform for Incorporation" in 1955. The essence of that document was the preservation of a rural atmosphere with a minimum of government and taxes. These principles are still relevant, having been continually reaffirmed through Town actions, and have been re-emphasized in policy contained in the 1973 revision.

7. The revised General Plan, when adopted, becomes an official statement of public policy regarding the future physical form of the Town, and serves as the basis for public and private decisions and actions. The goal of the General Plan is to provide a guide for coordinated decision-making. To be effective, the General Plan must provide a framework within which private and public actions can take place in a manner consistent with the public interest. Furthermore, the plan must be understood and respected by neighboring jurisdictions and agencies of the State and Federal Governments. It is therefore necessary that private interests and other levels of government be informed of the Plan and the basis for the Plan. The realization of the Plan will depend upon positive actions taken by governmental agencies and private interests. The General Plan is characteristically conceived of as a long-range general, comprehensive guide for the future of the community. A period of twenty to thirty years is often adopted as a planning period. Such a period is probably as far into the future as we can realistically plan, and sometimes too far, and at the same time allows for considerable change to take place through conscious programs to implement a plan. It is "general" in that it does not attempt to treat details, but focuses on the major aspects of community development and change. De-

7. (cont).
tailed planning is reserved for shorter range plans and programs. A major attribute of the Plan is that it is "comprehensive". The General Plan is the one city document that sets forth ALL of the major physical parameters of development and assures that all aspects are in proper balance and consistent, one with the other. Finally, the General Plan deals primarily with the physical development of the community, that is, the proposals relate primarily to physical features. This does not mean, however, that non-physical aspects of the community are ignored; rather the basis for the Plan proposals and the effects of Plan proposals usually relate to basic non-physical aspects of the community, i.e., basic social, economic and public interest concerns.

8. The General Plan becomes the basis for a wide range of community actions. These include the usual planning regulations including zoning, subdivision and site development ordinances, plus other programs such as open space acquisition, noise regulations, planting programs, etc. In addition, the Plan should provide a guide for a wide range of private actions.

9. The General Plan should be evaluated annually to determine whether it continues to reflect the aims of the citizens and provides a realistic guide for physical development. Furthermore, the Plan should be subjected to a thorough review and updating at intervals of not greater than five years, so that it continues to cover a future time span of twenty to thirty years. In this manner, although the community will not have achieved full development at any given time, the Plan will continue to provide a long-range guide.

10. In 1970 there were 1,904 housing units within incorporated Los Altos Hills, and the residential population was 6,685 persons. Based on an

10. (cont.) evaluation of the development potential of lands within the planning area, the objectives of residents, and the locational relationships to major work and shopping areas, the plan has been designed to accommodate approximately 3,750 housing units and an ultimate residential population of 12,500 to 14,500 persons within the Town and its Sphere of Influence. Services and facilities necessary to serve the area have been scaled to accommodate this population.

11. The Introduction and Parts I, II, and III of this document constitute the GENERAL PLAN OF THE TOWN OF LOS ALTOS HILLS, CALIFORNIA. The basic policies for the Plan are found in Part I and the Land Use and Circulation Elements. Other Elements - Open Space, Safety, etc. - provide more detailed guidance on selected aspects of the General Plan. The Plan has been developed pursuant to the state law governing local planning as found in Chapter 3, Title 7, of the Government Code. Plans for sub-areas, when developed and adopted, will become part of the General Plan. Appendices provide background information relevant to the General Plan. The appendices are supplementary information and are not intended to be adopted as part of the Plan.

12. In order to facilitate incorporation of results of more detailed studies of what can only be approximated presently, and changing conditions, the Plan is organized in parts and sections so that amendment, when shown to be necessary, can be accomplished in an orderly manner. For convenient reference, each paragraph is numbered.

PART I - GENERAL PROVISIONS

THE PLANNING AREA

13. The Los Altos Hills planning area is located in northwest Santa Clara County, south of Palo Alto and west of Los Altos. The planning area contains some 14,000 acres, approximately 5,400 of which make up the TOWN OF LOS ALTOS HILLS, CALIFORNIA. The planning area is hilly and mountainous, with extremely irregular patterns of drainage. Elevations range from one hundred feet (100') in the lower portions, primarily along the northeastern edge of the planning area, to approximately twenty-seven hundred feet (2700') above sea level along the Monte Bello Ridge Line to the south. The lower elevations in the northeastern part of the planning area are characterized by gently rolling hills, while the southwest terrain becomes more precipitous. Almost all of the planning area is endowed with heavy natural vegetative cover, including many oak-studded hills and canyons.

14. The San Andreas Fault lies at the southern boundary of the planning area. At least two major fault zones, possibly part of the San Andreas System, traverse the incorporated Town from East to West. The exact location of these fault traces and the extent of their activity is unknown.

15. To plan for the future of Los Altos Hills, areas beyond the Town corporate limits must be included as part of the planning area. Because o of important functional or visual relationships to Los Altos HIlls, portions of Palo Alto, Los Altos and unincorporated areas of Santa Clara County, including lands of Stanford University, are included in the Los Altos Hills Planning Area. Such lands can be broken into three (3)

15. (cont.)

categories of concern. The categories, delimited by area on the following map, are

a. SPHERE OF INFLUENCE - This is the Town's sphere of influence as established by the Santa Clara County Local Agency Formation Commission. The General Plan proposes policies for the sphere of influence as a guide to Santa Clara County and as an indication of the Town policy that would apply, should the area be annexed. The Town's sphere of influence covers approximately 3,700 acres of unincorporated area.

b. AREAS PROPOSED TO BE IN THE LOS ALTOS HILLS SPHERE OF INFLUENCE - These lands are beyond the Town's corporate limits and are not part of the Los Altos Hills sphere of influence as established by the Santa Clara County Local Agency Formation Commission. The Town has found, however, that these areas are so situated that they most directly relate to Los Altos Hills and should be included in the Town's sphere of influence. The prime example of such an area is the El Retiro Property, which is a pocket of unincorporated land west of Adobe Creek, between Los Altos Hills and the City of Los Altos.

c. AREAS OF DIRECT CONCERN - These lands are beyond the Town's corporate limits, but not included as part of the sphere of influence. For these areas, the General Plan expresses general Town policy to provide a basis for cooperative programs or negotiations with the jurisdictions having primary responsibility for planning and development of these lands. Of the 14,000 total planning area acres, approximately 4,900 are defined as areas of Direct Concern.

16. The planning area is delimited by recognizable physical features, including major thoroughfares, large non-residential areas, and natural topographic features. To the south, the planning area includes the Düveneck, Neary, Perham, and Kaiser-Permanente properties up to and including a portion of Monte Bello Ridge and the "Kaiser" Ridge. To the west it includes a portion of adjoining Palo Alto. To the north and northeast it includes lands in Los Altos and follows approxmately the Foothill Expressway. To the east it is bounded by Permanente Creek.

REGIONAL CONTENT

17. The Town of Los Altos Hills is functionally interrelated to other parts of the San Francisco Bay Region. Residents of Los Altos Hills are dependent on other parts of the Bay Region for a wide variety of cultural, commercial, and recreational facilities. The Town is particularly dependent on employment centers in the Bay Area that are within commute time of the residents of the community. The relationship, however, is not one-sided. The Town and its surroundings are endowed with significant natural beauty which is relatively close to major activity centers in the Bay Area, making the Town attractive for those seeking a natural environment in which to make their home. In addition, because the planning area is located in hillsides visible from a significant part of the region, the natural characteristics of the slopes provide visual relief from the congestion of the more urban areas for a large number of Bay Area residents.

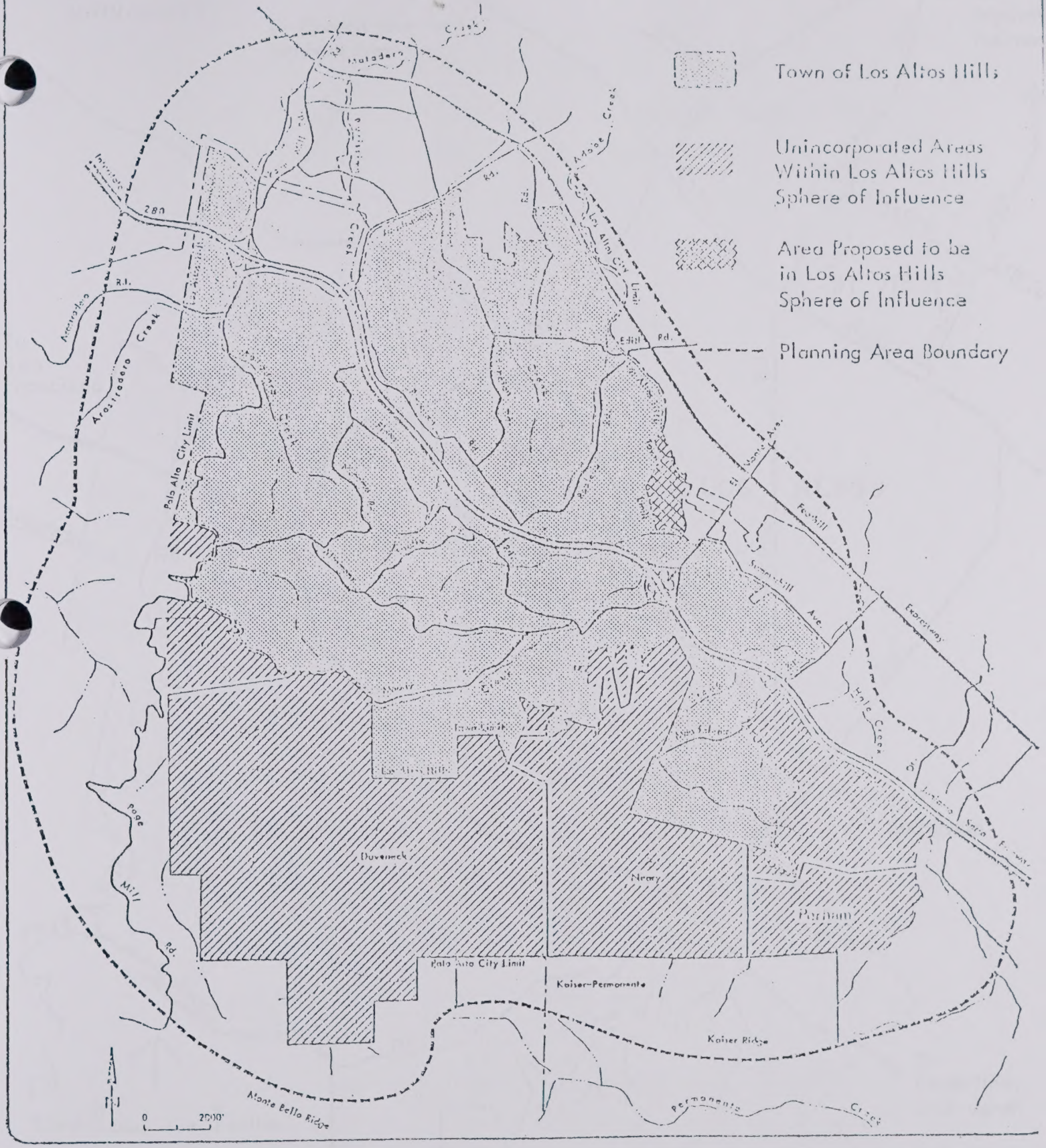
18. Los Altos Hills is also a part of the mid-peninsula, a sub-region of the Bay Area. Palo Alto serves as the hub of this area. Major shopping and service facilities in downtown Palo Alto and at the Stanford Shopping Center, the Stanford-Palo Alto Hospital Center, and Stan-

18. (cont.) ford University form an important cluster of activities serving this area. Employment centers, especially on Stanford lands and in Mountain-view and Sunnyvale, are readily accessible to Los Altos Hills by way of an extensive sub-regional highway system (see following diagram). As a part of the mid-peninsula, Los Altos Hills is important as a low-density residential area meeting a specific housing need for the area, and as a naturally scenic and open space area complementing the intensely developed urban areas.

ASSUMPTIONS

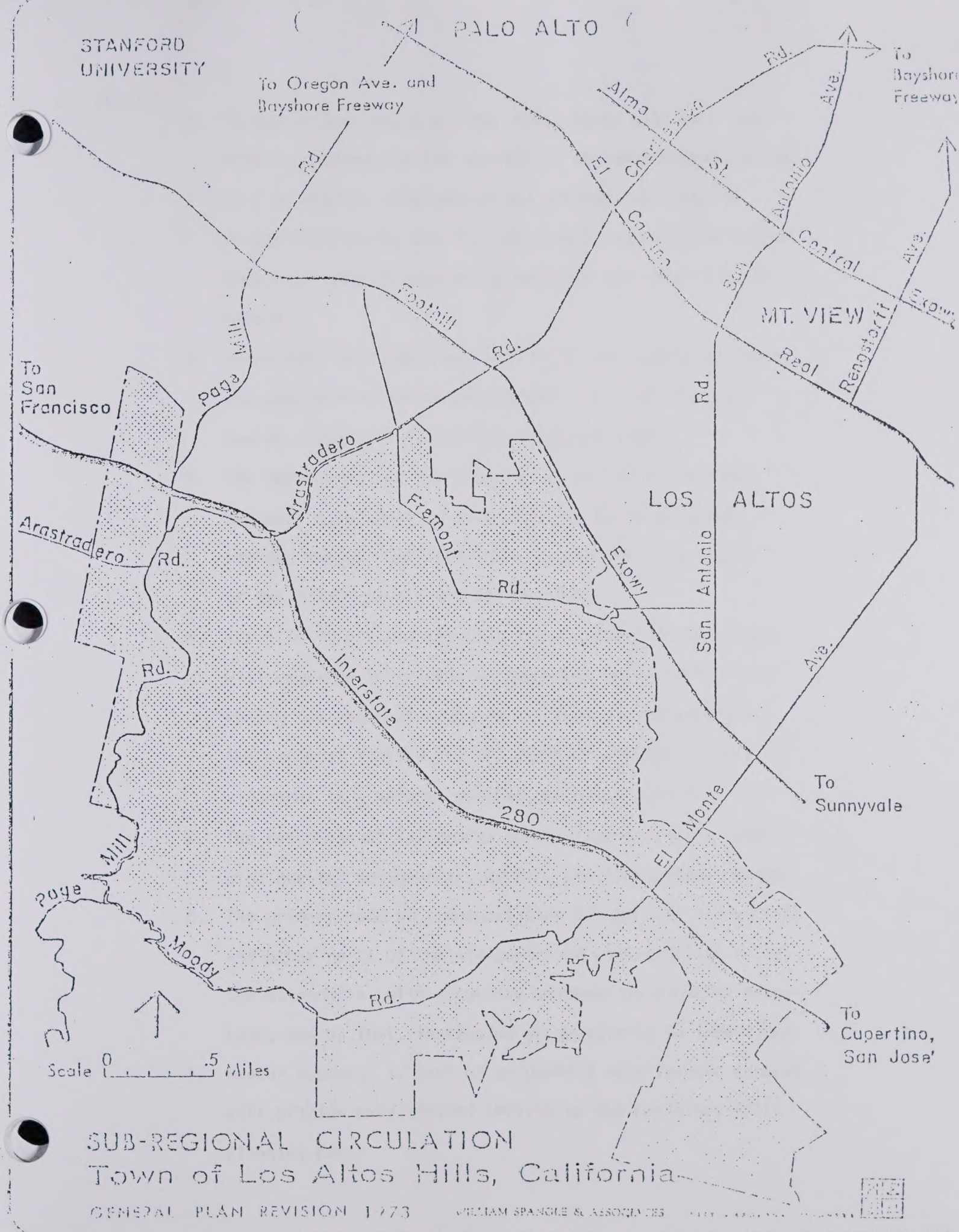
19. The General Plan for Los Altos Hills must relate to the larger forces at work at national, state, and regional levels. Most importantly, it must relate to the forces at work in the San Francisco Bay Area. Because the Town has little or no control over the many external forces that will influence its future, it is necessary to identify some of the more significant general conditions that appear likely to prevail in the future. If the following assumptions prove to be incorrect, it will be necessary for Los Altos Hills to re-evaluate the goals and objectives of its General Plan.

1. California and the Bay Area will continue to experience an increase in total population; however for at least the near future, that growth will be slower than in the decades of the 1950's and the 1960's.
2. The population of California and the Bay Area will experience a changing composition with increasing percentages of senior citizens and non-whites, a decreasing percentage of young people, smaller households, and increasing levels of educational attainment.



Planning Area
TOWN OF LOS ALTOS HILLS, CALIFORNIA

GENERAL PLAN REVISION 1973 WILLIAM SPANGLE & ASSOCIATES CITY & REGIONAL PLANNERS



SUB-REGIONAL CIRCULATION

Town of Los Altos Hills, California

GENERAL PLAN REVISION 1973 WILLIAM SPANGLE & ASSOCIATES

19. (cont.)

3. In the nation, state and Bay Area, there will be a continuing concern for the quality of the environment, which will be expressed in public and private decisions to control the extent and form of growth, and utilization of resources, and to vigorously preserve our natural environment.
4. There will be a continued decline in the number of hours per week and in the average annual hours of labor per worker, resulting in increased leisure time.
5. The major needs of Los Altos Hills residents for goods and work opportunities will continue to be satisfied through outlets and facilities located in other parts of the mid-peninsula and the Bay Area.
6. Los Altos Hills and adjacent areas similar in character will continue to provide an important unique and diminishing sub-regional resource -- that is, an area where the needs of individuals and families seeking a rural environment in a natural setting can be satisfied.
7. The residents of California and the Bay Area will demand high quality residential, working and recreational areas.
8. The primary mode of transportation between Los Altos Hills and other parts of the mid-peninsula will continue to be the automobile, with secondary movement by bicycle, horseback, and by foot, increasing progressively in importance.
9. Feeder systems, as part of an overall mass transit network, will provide only limited service to the Los Altos Hills Planning Area.

REGIONAL GOALS OF LOS ALTOS HILLS

20. If Los Altos Hills and similar areas are to continue to provide a natural environment as a balance and alternative to congestion in the more intensively developed portions of the mid-peninsula and the Bay Region, certain conditions must prevail. These conditons cannot be assumed, they must be vigorously supported by the Town, therefore the Town establishes the following "Regional Goals":

1. Government, groups, and individuals should be encouraged to participate in the planning, management, and use of the limited natural resources of the Bay Area in such a way as to conserve and restore the environment.
2. In the areas adjoining the Los Altos Hills Planning Area, control of development should be adequate to prevent adverse effects on properties in the Los Altos Hills area.
3. Legislation should be encouraged to guide regional patterns of growth and development, with particular attention being given to the establishment of population limits based on environmental constraints, space availability, and reasonable extension of services and facilities.
4. All persons in the Bay Area should be able to obtain adequate housing in satisfying neighborhoods and in locations convenient to jobs, and needed community facilities and services. Each community should be viewed in this regional context, and should provide the housing types that are best suited to its natural setting and proximity to employment, recreation, goods and services, and other facilities.
5. Belts of naturally open land should be preserved surround-

20. (cont.) ing jurisdictions where still possible, to maintain community integrity and to enhance the environmental quality of the region.

COMMUNITY GOALS

21. The major community goals stated below are general in nature and provide the most basic policy for the General Plan. More detailed policy statement, called objectives, are based on these community goals. Such objectives are found with each element of the General Plan. The major community goals of Los Altos Hills are

1. Los Altos Hills should be a community dedicated to maintaining a rural atmosphere, where people can live in the midst of open space, exposed to minimum noise, congestion, and confusion, and with sufficient space on each lot to allow the pursuit of space-consuming activities, such as small-scale farming, the keeping of horses, and outdoor recreation.
2. Los Altos Hills should continue to serve as a transition between the urbanized mid-peninsula and the open coastal mountain range. This community should supply low density residential environment and open space for the region and rely on the more urbanized community for employment, goods and most services.

COMMUNITY STRUCTURE

22. The land use and circulation proposals contained in the General Plan stem from the recognition that the natural beauty and rural character of the planning area are resources which must be preserved for local residents

22. (cont.) and inhabitants of the mid-peninsula and the Bay Region. The intensity and distribution of land uses and standards for development are largely determined and conditioned by the natural environment of the area. In addition, existing development sets the general framework for further development.

23. The primary uses of land in Los Altos Hills are single family residences and open space. A minimum of one acre of land is required per dwelling unit. In general, however, the density of dwelling units decreases as the steepness of land increases, due to past development patterns and Town regulations. In addition, uses within the planning area include those few public and private facilities necessary to serve the residents on a continuing basis that are not otherwise available.

24. Some employment and commercial areas are located adjoining the northern and northeastern portions of the planning area and are easily accessible by major thoroughfares. Commercial activities, except commercial stables, are not proposed within the corporate limits of Los Altos Hills. The only employment activities planned for within the Town are those associated with necessary facilities and services.

25. The steep slopes to the west, southwest and south, are to be preserved as open space because of their visual qualities and hazards inherent in their development. Elsewhere in the planning area major emphasis is placed on preservation of the natural environment in all development proposals. In addition, development of those areas determined as potentially dangerous to man due to inherent natural hazards is to be strictly controlled.

26. The thoroughfares of Page Mill Road, Arastradero Road, and El Monte-Moody Road, provide for primary movement within the planning area. These routes also connect the planning area with Interstate 280, Foothill Ex-

26. (cont.) pressway, and Bayshore Freeway, which in turn, link the area with all parts of the Bay Region (see diagram sub-Regional Circulation).

27. Page Mill and El Monte-Moody Roads also serve as important mid-peninsula links to recreational areas in the foothills and south to Skyline Boulevard. These routes also lead to the more western and rugged portions of Santa Clara and San Mateo counties and to their coastal recreation areas. Individuals travelling by foot, horseback, motor vehicle or bicycle, make use of these routes.

28. The circulation system within the Town is generally organized so as to minimize the intrusion of the automobile. Thus, the roads tend to be designed to provide access to properties, even if circuitous, in order to discourage extraneous through-traffic. In contrast, the trails and paths are designed to facilitate easy access throughout the Town. In essence, the Town is meant to be largely impermeable to cars but permeable to equestrians, those on foot and on bicycles.

PART II - ELEMENTS OF THE PLAN

29. This part of the General Plan consists of the text portions of each of the Elements of the Plan. Portions of the Elements are portrayed graphically on the Plan Diagram included as Part III. The Elements of the General Plan can be grouped into three broad categories, according to the different forms of each element as follows: general elements, single function elements, and programmatic elements. The elements included in the Plan are

GENERAL ELEMENTS - Land Use Element
Circulation Element

SINGLE FUNCTION ELEMENTS - Open Space Element
Recreation Element
Housing Element
Trails and Paths Element

PROGRAMMATIC ELEMENTS - Conservation Element
Safety/Seismic Safety Element
Noise Element
Scenic Highways Element

30. The General Elements, land use and circulation, describe the basic framework for the physical development of the Planning Area. However, certain types of land use and circulation need to be presented separately because of the detail with which the subjects must be dealt and/or the requirements of state law. Therefore, Single Function Elements deal with such subjects as open space, recreation, housing, and trails and paths. The third category of Elements, Programmatic Elements, deals less directly with the basic land use-circulation framework and more with programs and methods of improving the quality of the environment. These elements deal with conservation, safety, seismic safety, noise and scenic highways. This last category of Elements does, however, include certain specific recommendations for land use.

LAND USE ELEMENT

101. The Land Use Element and the Circulation Element describe the basic framework for the physical development of the Planning Area. The Land Use Element establishes guidelines for the general distribution and extent of the uses of land. The Circulation Element provides for the flow of people and goods within the Planning Area.

102. The basic land use categories dealt with in this element are residential, institutional, commercial/industrial, and public utilities. Each of these land use categories is covered in a section setting forth objectives, principles, standards, and a description. Open space and recreation proposals are dealt with in separate elements. The following sections dealing with land use proposals have been developed based on the following general land use objectives and principles:

GENERAL OBJECTIVE: To provide, amidst open spaces, residential uses and the minimum public and private facilities and services necessary to serve Town residents on a continuing basis. Such facilities and services as are available from sources outside Los Altos Hills should not be duplicated within the Town.

GENERAL PRINCIPLES:

103. 1. Uses of land should maintain the rural atmosphere, minimize disturbance to natural terrain, minimize removal of the natural vegetation and create the maximum compatibility of development with the natural environment through site design, architecture and landscaping.

2. In addition to single-family residences, uses within the Planning Area should include:

103.-2 (cont.)

a. Those uses normally accessory to dwellings in a rural area: small-scale crop and tree farming, keeping of horses and other domestic animals, and other agricultural pursuits that are compatible with residential uses;

b. Those private and public park and recreational uses necessary to conveniently serve the residents;

c. Those few public and private services and facilities including schools, churches, fire stations, community centers, etc., needed locally to serve Town residents.

3. Large non-residential structures should be subjected to architectural review to insure compatibility with the residential character of the community.

Residential Areas

Objectives:

104.

1. To maintain the rural atmosphere associated with established residential areas of the community and to ensure a similar atmosphere in future residential developments.

2. To assure that all residential development occurs in a manner minimizing disturbance to natural terrain, vegetation and wildlife and maximizing preservation of natural beauty and open space.

Principles:

105.

1. Within incorporated Los Altos Hills and its Sphere of Influence dwelling types should be limited to single-family detached residences.

105.(cont.) 2. The minimum parcel size should be one acre.

3. The number of dwelling units permitted should decrease as the steepness of the land increases.

4. Residential densities should be guided by considerations of topography, vegetative cover and significant physical limitations inherent in the natural environment.

5. Steep slopes, canyons, ravines, natural swales and drainage channels, and geologic hazard areas within areas designated for residential development should be left undisturbed and preserved as open space.

6. Limits on the development of individual residential lots shall be determined based on evaluation of such factors as natural vegetation, topographic characteristics, and soils and geology.

7. The natural character of ridges should be preserved to the maximum extent feasible.

Standards:

106. 1. Within those areas designated for "very low to low density" residential use, net lot area* should be not less than one acre, 43,560 square feet, per dwelling unit. In addition, the average net lot area for this residential category in subdivisions should increase with an increase in average slope, based on the following slope-density standards:

---

* Net lot area is the acreage remaining after deductions are made for public or private roads, driveway easements serving more than one lot, and park or any other land dedications.

106.-1(cont.)

Average slope of land to be subdivided	Average net lot size
0 - 10% slope	one acre
10 - 50% slope	An increase from one acre to to seven acres, based on the average slope of the land
Over 50% slope	Areas of such average slope should generally not be developed for residential purposes

2. Within the residential portion of the community, all slopes, canyons, and ravines, generally in excess of 30% slope should be kept free of structures and left in a natural condition with respect to terrain and vegetation. These areas are classified as "open space conservation areas". In open space conservation areas, the intensely private or semi-private recreation uses are appropriate, with drainage and erosion control measures undertaken where necessary.

3. Within those areas designated for "Low to medium density" residential use, existing density patterns should be preserved. In addition, the minimum lot area for this residential category in the area immediately adjacent to Los Altos Hills should be no less than one-half acre.

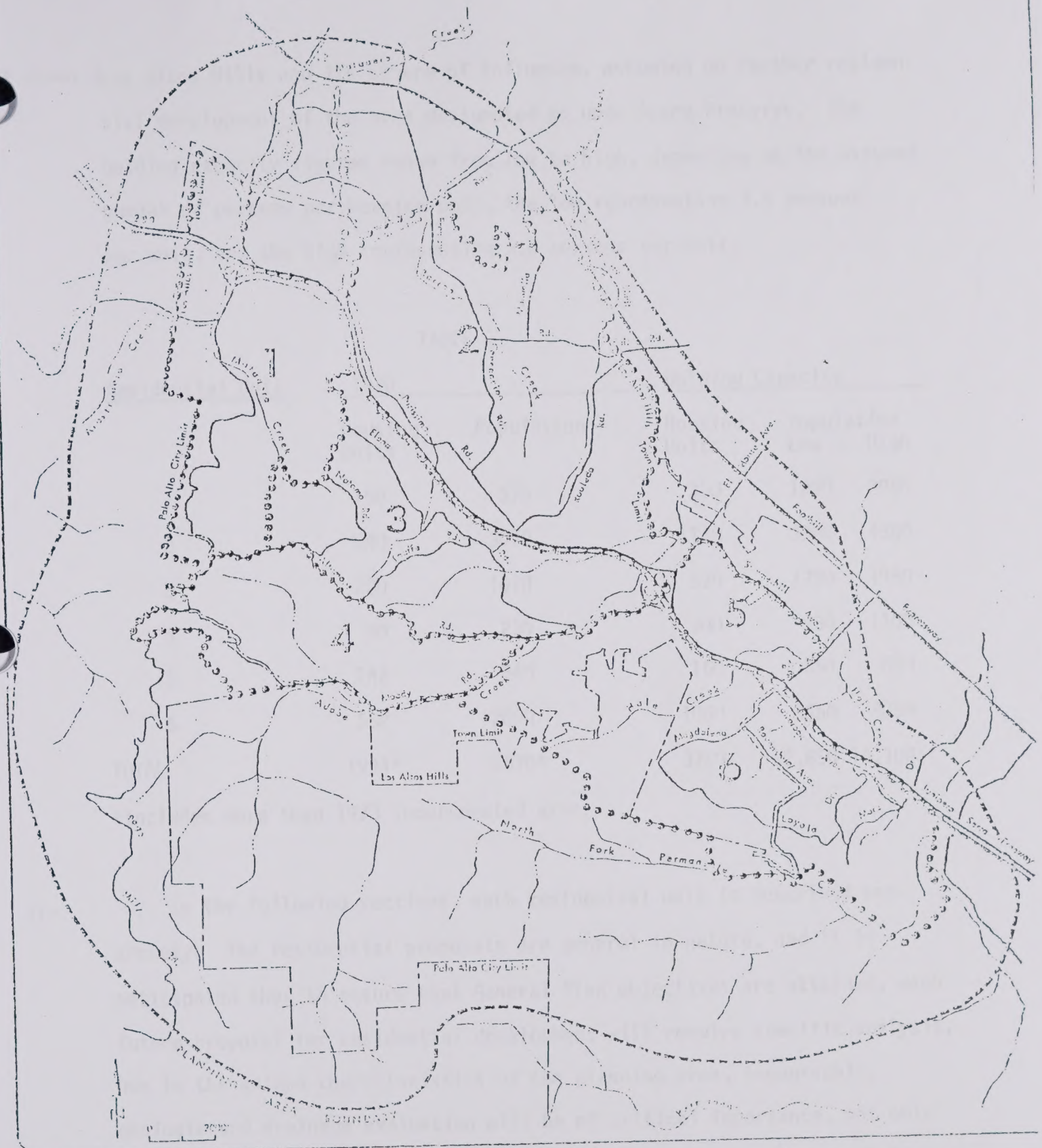
Description:

107. Residential areas of low intensity are the predominate land use proposed in this General Plan. Two categories of residential intensities are indicated on the Plan Diagram: very low to low, and low to medium. The very low to low density residential category, for dwelling units on sites of one acre or more, is applied to areas of existing development on moderately steep to steep topography, slopes ranging generally from five to thirty per cent (5%-30%). Residential areas designated low to

107.(cont.) medium density for intensities greater than one dwelling unit per acre, are outside the corporate limits of Los Altos Hills and beyond its sphere of influence and reflect existing "flat land" development. More rugged ridge and valley areas to the west and southwest are designated OPEN SPACE PRESERVE, and are not intended primarily for residential use. (See the Open Space Element for further description of this land use category).

108. Superimposed upon the residential land use areas on the Plan Diagram is a symbol representing open space conservation areas. Within these areas special measures should be taken to conserve the cultural quality and avoid environmental problems. Residences should be placed on the more buildable lands and carefully sited so as to preserve existing trees, other vegetation and wildlife habitat areas of critical importance. The Open Space Conservation areas as private permanent open spaces can accommodate a limited variety of recreational uses suited to the natural terrain such as riding and hiking trails, scenic walks, and picnic and informal recreational activities. In many instances, these open spaces would be ideal locations for public trails and paths. In already subdivided areas, programs to assure retention of these open spaces will require the interest and cooperation of residents. The value of insuring these open spaces accrues largely to the adjoining property owners.

109. The residential area of very low to low density is divided into six residential units for ease of handling data and descriptive material. (See Map following page). The 1970 housing units and the holding capacities of each residential unit are shown in Table 1 below. The building capacity has been estimated by applying slope density standards recommended above to undeveloped lands and taking into consideration existing development. These figures represent projected total holding capacity of



Residential Units
TOWN OF LOS ALTOS HILLS, CALIFORNIA

GENERAL PLAN REVISION 1973

109.(cont.) Los Altos Hills and its sphere of influence, assuming no further residential development of the area designated as Open Space Preserve. The holding capacity figures range from low to high, depending on the assumed number of persons per housing unit, the low representing 3.4 persons per unit, and the high representing 3.8 persons per unit.

TABLE 1

Residential Unit	1970		Holding Capacity		
	Housing Units	Population	Housing Units	Population Low	High
1	150	570	350	1850	2050
2	640	3070	1140	3900	4350
3	280	1070	520	1750	1950
4	60	230	300	950	1100
5	142	540	160	550	600
6	552	2090	1080	3650	4050
TOTAL	1994*	7570*	3750	12,650	14,100

*Includes more than 1973 incorporated area.

110. In the following sections, each residential unit is described separately. The residential proposals are general in nature, and it is anticipated that to ensure that General Plan objectives are attained, each future proposal for residential development will require specific analysis. Due to the unique characteristics of the planning area, topographic, geologic and drainage evaluation will be of critical importance, not only for evaluation of specific residential proposals, but for review of all land use proposals.

Residential Unit No. 1

111. This residential unit consists of lands that make up a large portion of the Matadero Creek Basin. The area is bounded by Stanford lands to the north and northwest; the City of Palo Alto to the west; Interstate #280 to the east; and a line formed by parts of Elena and Natoma Roads, Charles Avenue, a portion of Matadero Creek and Altamont Road to the southwest and south. As in the remainder of the community, the character of the topography of this unit is a result of the irregular drainage pattern. Existing development has tended to avoid the more rugged canyons and steep hillsides. In addition, residential areas have developed on long cul-de-sac roads due to topographic limitations and through-road connections.

112. It is proposed that all future residential development be very low to low density, and ravines and canyons associated with Matadero Creek and the Page Mill Road corridor be preserved as open space, with housing units placed on flatter land, more suitable to development. It is proposed that access also be a key consideration in development, including provision for needed emergency road connections. (See Appendix #1).

113. Large, open and undeveloped parcels along Interstate 280 in this unit provide a particularly important visual identity to Los Altos Hills. These sites should be developed carefully to ensure that their basic visual quality is not destroyed. Portions of these sites may be desirable for public purchase, or preservation through other means.

114. Interstate 280 poses serious noise problems, especially at the interchange with Page Mill Expressway. Measures to reduce the noise impact and to enhance the visual quality of the general vicinity of the interchange are needed. Several large parcels of land in this area

114.(cont.) are in the development process and others may be developed in the near future for residential uses. The rugged character of much of the land within this unit, however, may push ultimate development to the relatively distant future. Residential Unit No. 1 is currently developed to approximately one third of its building capacity.

Residential Unit No. 2

115. Residential Unit No. 2 currently has the greatest percentage of existing development in relationship to potential holding capacity, nearly seventy per cent (70%). This Unit is bounded by Palo Alto on the north; Interstate 280 to the west and southwest; Los Altos to the east; and El Monte Avenue to the southeast. As a result of its proximity to adjacent communities, this Unit is most conveniently served by auxiliary commercial areas and other existing services and facilities.

116. Fremont Hills Subdivision is the largest single development within this unit and accounts for a large portion of the existing population.

117. Development of the remainder of this Unit should be very low to low density and compatible with existing development. Where still possible, stream canyons should be preserved as open space. In addition, emergency road connections are proposed to be completed where necessary. As a result of this Unit's relatively gentle topography and proximity to existing services and facilities, it is assumed that the remaining vacant land will be developed in the relatively near future. Special attention will need to be given to flooding problems between Fremont Road and Manuella Road, and to the need to preserve some parcels of land for open space.

118. Residential Unit No. 3

118.(cont.) Residential Unit No. 3 is shown in the very low to low density residential land use category. This Unit is bounded by Elena and Natoma Roads, Charles Avenue, and a portion of Matadero Creek to the north and northwest; Altamont Road to the southwest and south; and Interstate 280 to the northeast. In general, the development of remaining vacant lands within this Unit should be accomplished with relative ease. Some problems, however, will be encountered in dealing with lands adjacent to significant drainage channels, and in development of lands immediately adjacent to Interstate 280.

119. Tributaries of Adobe and Purissima Creeks drain through this Unit into their main stream channels east of the Freeway. Associated with these tributaries are canyons and ravines densely covered with natural vegetation. These areas have been designated Open Space Conservation areas on the Plan Diagram and should be left largely undisturbed when development occurs. This will require carefully designed subdivisions and siting of structures on existing building sites.

120. Noise from Interstate 280 is a significant factor in residential development of parcels adjacent to the freeway. Careful planning will be necessary when these parcels are developed to ensure that new living environments are compatible with the objectives of the General Plan.

Residential Unit No. 4

121. Residential Unit No. 4 is bounded by Altamont Road on the north; the City of Palo Alto to the west and southwest; and Moody Road to the south and southeast. This residential unit includes Byrne Preserve, an Open Space Preserve in public ownership. Very low to low density residential use is proposed for this residential unit, due to steepness

121. (cont.) and irregular character of terrain; however, precise planning, particularly for the area west of Byrne Preserve, is essential.

122. The portion of this Unit west of Byrne Preserve is composed primarily of the area commonly known as the MMCP area. (The term MMCP refers to the area bounded approximately by Moody Road, Moody Court, Central Drive, and Page Mill Road). This area is extremely rugged and has developed with long cul-de-sac roads lacking emergency connection routes. As a result of the complexity of this area, it is proposed that a specific plan be prepared and adopted to deal with its unique problems. The existing MMCP area plan prepared in 1972 but never adopted should be reviewed, modified where necessary, and adopted to serve as a guide for development in the area.

123. Residential development east of Byrne Preserve should be compatible with existing residential use. Development of the steep slopes with extensive natural vegetation cover north of Moody Road should be carefully planned to minimize grading and tree clearance. Specific review will be required to ensure that General Plan objectives are attained.

Residential Unit No. 5

124. Residential Unit No. 5 is shown in the very low to low density residential land use category. Future development should be compatible with existing development. It is anticipated that, in general, remaining development will be accomplished easily. Factors that will require careful analysis at the time of development review are noise from Interstate 280, drainage, particularly as associated with Hale Creek, and emergency road connections, primarily those associated with Hilltop Drive and Dawnridge Road.

Residential Unit No. 6

125. Residential Unit No. 6 is located near the southeast corner of the planning area. This unit is bounded by Moody Road and El Monte Roads to the north and northwest; Interstate 280 to the northeast;lands of the Roman Catholic Church to the east and south; and extends to near Ewing Hill Ridge to the southwest. This Unit is designated for very low to low density residential, and it is anticipated that development of vacant parcels will be consistent with existing development. Canyons and ravines with dense natural vegetative cover should be left open and have been designated Open Space Conservation Areas on the General Plan Diagram. In addition, residential development will require careful planning, including detailed information on geology and drainage, particularly in the Olive Tree Lane area. Emergency road connections are also important in planning for residential development within the area.

126. Geologic analysis will be particularly important in evaluation of subdivision proposals within this Unit. It is anticipated that as more detailed geologic information becomes available, minor modifications to the general boundary between the residential very low to low density use and the open space preserve to the south may be appropriate. It is not anticipated, however, that modification will significantly increase the amount of acreage available for residential use; in fact, new geologic information may well indicate additional geologic hazard areas that should be avoided in development. Modifications that would be deemed appropriate would be those for adjustments to make best use of the geologically stable lands within a particular site proposed for subdivision (any such adjustments that are proposed will have to be evaluated to ensure General Plan objectives are attained). Open Space Conservation Areas, that have been in part defined based on existing

126.(cont.) geologic information, may also be appropriate for similar modification when new, more detailed geologic information becomes available.

127. The Neary Quarry presents significant problems to this area in terms of trucking, noise, dust and aesthetics. The quarry is shown as an open space preserve, an indication that it most likely will only be suitable as open space. Plans would need to be developed to enhance the site.

Other Residential Areas

128. In addition to the six residential units, there are several other residential areas, portions of which are included within the planning area. These areas, although in other jurisdictions, are of direct and immediate concern to the planning area because of common problems relating to drainage, circulation, public facilities, and visual amenities.

129. That portion of Los Altos within the planning area is shown in the low to medium density residential intensity category. This designation is based on existing development and plans of Los Altos. It is proposed that development of existing vacant land immediately adjacent to Los Altos Hills be no more intense than one-half acre per dwelling unit, to help provide a gradual transition between residential intensities, as previously agreed to by the City and the Town.

130. The land use intensities indicated for those portions of Palo Alto and unincorporated lands of Santa Clara County within the planning area reflect existing development and the plans of each of these jurisdictions.

Institutions

Objectives:

131. 1. To provide for those institutions that are for the use

131.-1 (cont.) of local residents and of a character in harmony with the residential character of the community.

2. To ensure that institutions are conveniently served by trafficways and an efficient network of trails and paths.

3. To ensure that institutions will be properly related to adjacent land uses.

Principles:

132. 1. Space should be provided for only those institutional uses that may be necessary to serve local residents, such as elementary schools, churches, Town governmental buildings, and fire stations.

2. Major community facilities should be served directly by collector, or where possible, arterial roads. Emphasis should be reasonable convenience. Prime consideration should be compatibility with adjacent land uses and with preserving the rural atmosphere and existing residential character of the Town.

3. Schools should make recreation areas and facilities available for use during non-school hours.

4. The Town should work with school districts in design and development of schools to provide for Town needs in recreation, meetings, etc.

5. School service areas should be defined so as to minimize the opportunity for conflict between children travelling to school and motor vehicles moving within and to and from the community.

6. Public buildings should be of a size and scale conducive to maintaining the rural atmosphere of Los Altos Hills.

132.-6 (cont.) The architectural design of non-residential buildings should be more similar to and compatible with residential buildings.

Standards:

133. 1. PUBLIC SCHOOLS

a. Palo Alto Unified School District -- Optimum Elementary School size (K-6): 500-600 students, 10 usable acres

b. Los Altos Elementary School District - Optimum Elementary School size (K-6): 500 students, 10 usable acres

c. Mountainview - Los Altos Union High School District -- All high school students originating in Los Altos Hills are accommodated outside of the planning area -- this district believes that ultimate development of Los Altos Hills based on the holding capacity projections can be accommodated on this basis.

Description:

134. The minimum instututional facilities necessary to serve the residents of the planning area are indicated on the Plan Diagram and are located as to preserve the basic residential character and rural atmosphere of the planning area. The institutions that presently, and/or may in the future, require space within the community include schools, churches, fire stations, and Town government.

Schools

Palo Alto Unified School District

135. Based on the holding capacity and standards for ratio of K-6 students per housing unit of the area within the Palo Alto Unified School District, an additional elementary school is proposed, in addition to the district schools presently serving Los Altos Hills residents. (Palo Alto Unified School District has for several years reserved three

135.(cont.) parcels owned by the district within Los Altos Hills for future school sites. In the fall of 1972, these sites were put up for sale by the School District. The reasoning behind this move is the belief by the School District that residential development in the foothills is no longer expected to be of such magnitude, due to the re-zoning of 6,100 acres of the Palo Alto foothills to 10-acre minimum lots, substantially limiting the number of students who might live in the area.) Based on the holding capacity figures, it is proposed that a portion of the site on Page Mill Road be reserved for potential elementary school development. If Palo Alto Unified is unwilling or unable to keep this parcel for a future elementary school site, the Town should consider purchasing the site. In addition, a community recreational facility is needed in this portion of the planning area and this site could serve to fill two important needs. If the site were to be used for a school or a recreational facility, the extension of Lupine Road to Elena Road would be highly desirable and is proposed as part of this plan. (See Circulation Element).

Los Altos Elementary School District

136. For the area covered by the Los Altos Elementary School District, the holding capacity and ration of K-6 students per housing unit indicates that the existing three schools, Bullis, Purissima, and Eastbrook, would be needed, and, in addition, one other site might be required if full holding capacity development occurs. District plans have indicated that one or more sites might be closed. It is proposed that the Town encourage the School District to refrain from making a final decision until further information on family size and population trends can be evaluated. If any of the schools are closed, it is proposed that the properties be retained as neighborhood or community recreation areas.

136. (cont.) However, this should only be considered after the Town is assured that the community educational needs will still be adequately met.

Mountainview-Los Altos Union High School District

137. The district plans to handle the increased enrollment at full holding capacity at sites outside the planning area. No sites are proposed within the planning area. This appears consistent with Town policy for limited services within the area.

Foothill Junior College District

138. It is proposed that no further expansion of District facilities occur within the Los Altos Hills Planning Area beyond those which can be reasonably accommodated on the existing college site. Daytime enrollment in 1971 was 5,600 and total evening and daytime enrollment approximately 9,100. Projected 1970-80 increase in total enrollment is a maximum of approximately 15,600. It is Town policy to work closely with the District to ensure enrollment is held to a reasonable level, particularly with regard to the proposed circulation system to serve the college.

Private Schools

139. Four private schools are shown on the Plan Diagram. The schools include Ford Country Day School, Happy Hours School, Mt. Helen Summer Home, and St. Nicholas School. Residential private schools are proposed.

Town Government

140. With the possible doubling of the Town population to full holding capacity, Town Hall facilities, already constructed, could become inadquate for necessary Town administrative activities. If Town services are to be maintained even at the present minimum, expansion of administrative facilities will have to be accomplished. While the present Town Hall

140.(cont.)

site can accommodate immediate expansion needs, subsequent needs will be difficult to meet, depending on the range of services desired, without crowding this long narrow site. Relevant to this problem is the need to decide where corporation yard type equipment will be stored.

141. The Town should evaluate future Town Hall needs in relationship to the range of services that potentially could be desired, and as appropriate, consider alternative, centrally located sites for Town Hall. Sites such as all or part of the vacant parcel across Fremont Road from the present Town Hall or the Bullis School site, if closing of the school is determined necessary, could be appropriate. Both of these sites are well served by circulation facilities. It is possible existing Town structures could be moved to these sites.

142. Incorporated with any expansion of Town Hall space should be provided for a few additional community serving facilities. Room should be provided for at least one public committee room apart from the Council chambers and for a Town library. The library would at least facilitate public access to public documents and storage and display of historical documents and artifacts relevant to the Town's history. These added facilities would not necessarily mean a change in the level of services provided; however, they would help enhance community identity and citizen involvement.

Fire Protection

143. In addition to the existing fire stations of the Los Altos County Fire Protection District shown on the proposed Plan Diagram, a proposed new fire station is shown near the intersection of Horseshoe Lane and Arastradero Road. This location has been acquired by the Los Altos Fire Protection District to enhance fire protection to the northwestern portion of the Town.

144. Other proposals to facilitate fire protection are

a. Completion of a needed cross-tie between Elena Road and Edgecliff Road, generally in the vicinity of Lupine Road.

b. Extension of Stonebrook Drive as a through road.

c. Provision of emergency roads linking existing and future dead-end streets wherever it would reduce response time. (See suggestions in Appendix I).

d. Continue to improve the water system as part of the subdivision process.

e. Require the provision of special fire protection devices for residences in areas of high fire potential, including roof sprinklers, special building materials, etc.

Police Protection

145. Provision of a site to specifically accommodate a police force within the Town is not Town Policy. If, however, security problems should evolve to the point where the Town desires its own police department, there would be a need for police quarters. Even if area residents desire to establish a volunteer force to enhance contract service, space would be needed to serve the group.

146. It is proposed that in any plan for improvement of or expansion of Town Hall, consideration be given to space to meet any existing or future police quarters.

Churches

147. Several churches or religious institutions are within the Los Altos Hills Planning Area. Four of these institutions, however, occur within Los Altos Hills: Poor Clare Nuns (Roman Catholic); Congregation Beth Am; the Chapel in the Hills (Episcopal); and Daughters of Charity. Congregation Beth Am (Reform) and the Chapel in the Hills have con-

147.(cont.)ditional use permits issued by the Town, while Poor Clare Nuns existed prior to incorporation of the Town. Chapel in the Hills is the old Purissima School, an historical building. A use permit was issued in 1970 for construction of a retirement convent for a maximum of 70 persons on a parcel of 30 acres lying between Altamont Road and Moody Road. The use, now complete, includes the administrative headquarters for the West Province of the Daughters of Charity.

148. Due to the availability of existing religious institutions, no new facilities are proposed. If it becomes obvious, however, that additional facilities are necessary, it is proposed that specific site location and development be accomplished in line with the objectives and principles of the General Plan.

Commercial/Industrial

Objectives:

149. 1. To encourage neighboring jurisdictions to strictly control those commercial or industrial activities that occur within those portions of their communities that are within the Los Altos Hills Planning Area in a manner that is as compatible as possible with land uses in Los Altos Hills.

Description:

150. Commercial/Industrial activities occur just within the north and northeastern boundary of the planning area. These activities, however, do not occur within Los Altos Hills, nor within the Los Altos Hills Sphere of Influence. The planning area boundary includes commercial activity which occurs within the City of Los Altos and light industrial activities in the Stanford Industrial Park which is within the City of Palo Alto.

151. The residents of the Los Altos Hills area find that the commercial

151. (cont.) activities and employment sources available from sources outside the Town serve the needs of Hills residents and are reasonably accessible by major thoroughfares. Inconvenience inherent in being required to travel greater distances for everyday shopping needs or to commute to employment centers is felt to be a reasonable part of the lifestyle of area residents. In addition, it is believed and supported by past experience in other places that expansion of commercial activities into a low density residential area would be disastrous to the existing residential character and atmosphere of the area.

Public Utilities

152. Objectives:

1. To ensure that public utilities will be provided in a manner that will adequately serve all residents, while minimizing the visual impact of the utilities on the community.
2. To provide for public health and safety, and to prevent biologically harmful or visible degradation of the area's natural environment in the development of public utilities.

153. Principles:

1. All utility installations should be sited, designed, developed and landscaped so as to blend with the natural character of the vicinity.
2. Procedures that exist for the review of utility installations and/or extension should be carefully followed. In particular, each major utility should be subjected to thorough design review to assure aesthetic compatibility.
3. Power transmission lines, power distribution lines, and telephone lines should be placed underground.

153. (cont.) 4. A systematic program for the undergrounding of all existing overhead lines should be developed and implemented.

5. All new residences resulting from new subdivisions should be served by sanitary sewer trunk lines or other disposal systems meeting adequate health standards. Wherever the possibility of biological harm from septic tank use exists, requirements for conversion to sanitary sewers should be established. Standards should reflect Bay Area Water Quality Control Board and Santa Clara County Health Department requirements.

Description:

154. To preserve the natural environment and rural atmosphere desired by the residents of Los Altos Hills, it is important that the installation and/or extension of utilities be conditioned by concerns for preventing damage to the natural beauty of the area. Standards for the extension of utilities, sewers in particular, should be based on health and safety considerations.

155. There are no problems in serving the entire area within Los Altos Hills with an adequate water supply. Purissima Hills County Water District provides service to the majority of the area with California Water Service handling the eastern and southeastern portions. In addition, trash collection, telephone service and gas and electric service are adequately provided throughout the community.

CIRCULATION ELEMENT

201. The basic characteristics of the circulation system proposed for Los Altos Hills are derived from the residents' desire to maintain the residential character and rural atmosphere of the community. Provision

RESOLUTION NO. 1237

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF THE TOWN OF LOS ALTOS HILLS APPROVING AND ADOPTING A SUBAREA PLAN ELEMENT FOR THE CHAPARRAL WAY AREA AS PART OF THE LOS ALTOS HILLS GENERAL PLAN

WHEREAS, on January 2, 1974 the City Council of the City of the Town of Los Altos Hills approved and adopted a General Plan entitled THE LOS ALTOS HILLS GENERAL PLAN (herein referred to as the "General Plan"); and,

WHEREAS, the General Plan provides for the development of plans for sub-areas, which, when adopted, become part of the General Plan; and,

WHEREAS, the Planning Commission has held at least one public hearing on the proposed Subarea Plan Element for the Chaparral Way Area and has made its report thereon to the City Council as required by Section 65356.1; and,

WHEREAS, in accordance with the provisions of law, a public hearing thereon has been held,

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The City Council of the City of the Town of Los Altos Hills hereby approves and adopts the following Subarea Plan Element and hereby does amend and implement the General Plan by adding thereto and as a part thereof, the Subarea Plan Element for the Chaparral Way area which reads as follows:

SUBAREA PLAN ELEMENT
CHAPARRAL WAY SUBAREA

This Subarea Plan Element of the Los Altos Hills General Plan includes a section for Chaparral Way area as shown on

Exhibit #1, attached hereto and incorporated herein.

CHAPARRAL WAY:

The boundary of the Subarea Plan for the Chaparral Way is shown on Exhibit #1. The current problems of the Subarea Plan area are:

1. The effective use of land is being hampered by a lack of precise criteria under which the area can develop.
2. Development of properties is increasing the drainage and erosion problems of the area.
3. Increased development is also threatening wildlife and decreasing the amount of natural vegetation.

The land within the Chaparral Way Subarea is sensitive to the intensity of land use and grading due to the wildlife, natural vegetation, steepness and susceptibility to erosion of the terrain. Because of this sensitivity, the area requires the consideration of the following standards when determining the land use intensity and improvements:

1. Due to the instability of the existing soils, residences should be located on relatively flat areas, i.e., less than 20% slope of the natural ground.
2. The rural atmosphere should be maintained by the heavy use of landscape screening with native vegetation.
3. Since the soil is highly susceptible to erosion, impervious surfacing should be limited to minimize storm water runoff.
4. Residences shall be located away from any drainage channels.
5. Terracing of slopes shall be kept to a minimum.
6. All drainage channels that receive storm water from improved areas shall be improved to accept excess drainage either with an underground

system or by other means consistent with the rural nature of the area. The improved drainage channel shall discharge to a storm drain collection pipe, a paved street with a gutter or Adobe Creek.

7. A storm drain system (as shown on Exhibit #2, attached hereto and incorporated herein) shall be placed in Chaparral Way to collect storm waters from properties which drain onto Chaparral Way. The storm drain system shall extend the full length of Chaparral Way and connect to Adobe Creek in the vicinity of the Chaparral Way/Moody Road intersection.
8. As properties develop or subdivide, the properties involved should be required to install a storm drainage system from the properties to the nearest existing storm drain in Chaparral Way. If a storm drain system doesn't exist in Chaparral Way, the storm drain shall extend from the developed or subdivided property to Adobe Creek via Chaparral Way.
9. If a property that is being developed or subdivided is not required to install storm drainage facilities, then each parcel involved in the subdivision shall be required to join a future storm drainage assessment district.
10. All new residences shall be connected to the sanitary sewer system.
11. All Site Development applications shall be reviewed by the Planning Commission.
12. The circulation standards should complement the Land Use Element Standards by minimizing impervious surfacing, disruption to the terrain and intrusion into the area. Circulation and engineering standards on Chaparral Way shall remain essentially unchanged until property owners along Chaparral Way request improvement or the City Council determines

it is in the best interest of the public welfare and safety to improve Chaparral Way. The following principles will apply during development:

a) Except for emergency use, Chaparral Way will not at any time be used as a vehicular connection between Moody Road and Altamont.

b) The Town will take necessary steps to retain the option of connecting upper Chaparral Way to Altamont which is only to be acted upon if future need arises.

To ensure the preservation of wildlife and natural vegetation and to minimize erosion, extensive use of conservation easements is recommended. Conservation easements should be established in the following areas:

1. Natural drainage channels.
2. Heavily vegetated areas.
3. Land with a slope greater than 40%.
4. Wildlife trails.

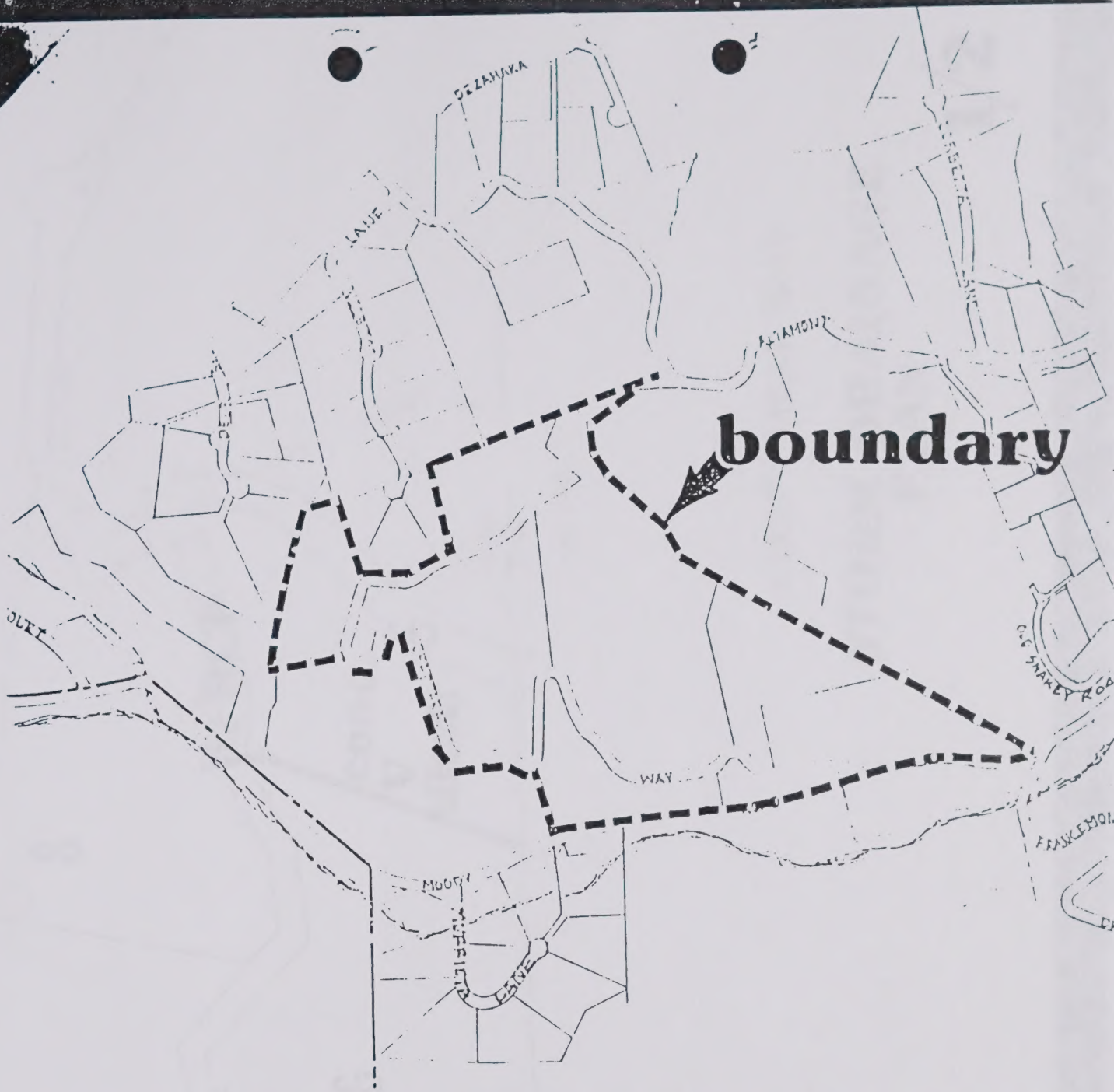
REGULARLY passed and adopted this 19th day of September, 1979.

APPROVED:
CITY COUNCIL

ATTEST:

Robert G. Crane
City Clerk

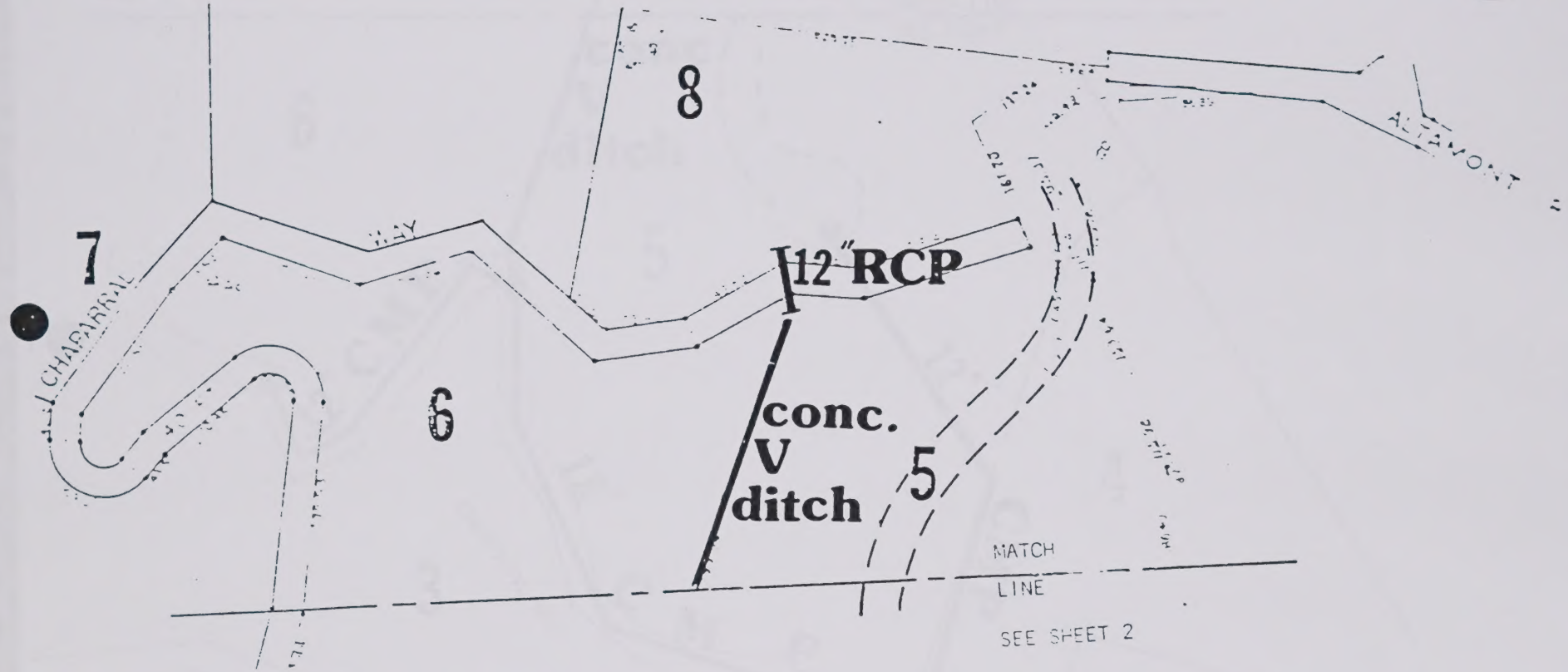
By William D. Schmidt
Acting Mayor Pro Tem



SUBAREA PLAN

CHAPPARAL WAY AREA

EXHIBIT #1

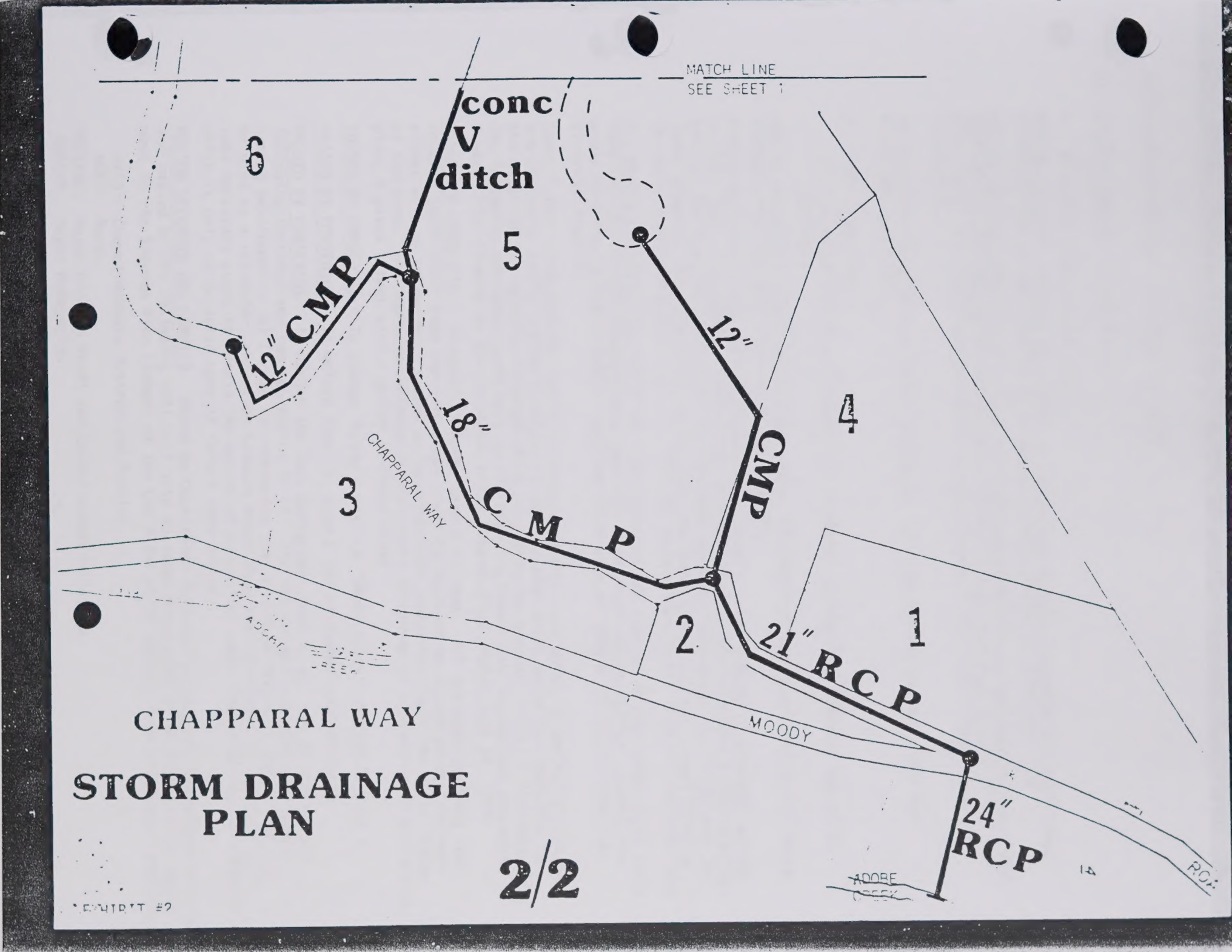


CHAPPARAL WAY

STORM DRAINAGE PLAN

1/2

EXHIBIT #2



CHAPPARAL WAY

STORM DRAINAGE PLAN

2/2

EXHIBIT #2



E. SPECIAL ORDERS: (Continued)

1. Ordinance #256 (Continued)

MOTION SECONDED AND CARRIED: Moved by Councilman Nystrom, seconded by Councilwoman Hillestad and passed unanimously to waive further reading of Ordinance #256.

MOTION SECONDED AND CARRIED: Moved by Councilwoman Hillestad, seconded by Councilman Nystrom and carried unanimously to adopt Ordinance #256 amending Title 7 of the Los Altos Hills Municipal Code by adding thereto Chapter 5 entitled "Flood Damage Prevention".

At approximately 8:55 p.m. Mayor McReynolds left the meeting and Mayor Pro Tem Proft then presided.

2. Public Hearings:

a) Consideration of an amendment to proposed Subarea Plan Element, Chaparral Way area.

Due to possible conflict of interest, Mayor Pro Tem Proft and Councilwoman Hillestad stepped down from consideration of this matter.

Councilman Perkins and the City Engineer provided a brief history of previous action on this item. Thereafter, Commissioner Kuranoff told of the extensive public hearings held by the Planning Commission, the feelings garnered from residents in the area to leave Chaparral Way much as it is now, and the Commission's current intent to abide by their recommendation of July 27, 1979 and as outlined in his memo of that same date.

Mr. Poole, Chaparral Way, spoke for the safety of the road as he had lived there since 1950 and then stated that the area down near Moody Road, where further subdivision would have the greatest impact, could be taken care of with a cul-de-sac when subdivision occurred.

Council then discussed the liability factors on this road which is partially private and partially public and their desire to adopt a plan which would be acceptable to the majority of residents involved while providing the greatest safety. Thereafter, the following amendments were made to the Planning Commission recommended Amendment - Subarea Plan Element to the Los Altos Hills General Plan, dated July 27, 1979:

PASSED BY CONSENSUS: To amend Item #6, page 2 to read: All drainage channels that receive storm water from improved areas shall be improved to accept excess drainage either with an underground system or by other means consistent with the rural nature of the area. The improved drainage channel shall discharge to a storm drain collection pipe, a paved street with a gutter or Adobe Creek.

PASSED BY CONSENSUS: To change "Moody Creek" to "Adobe Creek" in Item 7, page 2.

PASSED BY CONSENSUS: To delete Item 11, page 2 and re-number appropriately.

PASSED BY CONSENSUS: To number the last paragraph, page 2, as Item 12 and add the following sentence and two sub-topics to it: The following principles will apply during development: a) Except for emergency use, Chaparral Way will not at any time be used as a vehicular connection between Moody Road and Altamont. b) The Town will take necessary steps to retain the option of connecting upper Chaparral Way to Altamont which is only to be acted upon if future need arises.

MOTION SECONDED AND CARRIED: Moved by Councilman Nystrom, seconded by Councilman Perkins and passed by the following roll call vote to adopt Resolution #1237 adopting the Amendment to the Subarea Plan Element of the Los Altos Hills General Plan with above changes.

AYES: Councilmembers Nystrom and Perkins.
NOES: None.
PRESENT: Mayor Pro Tem Proft and Councilwoman Hillestad.
ABSENT: Mayor McReynolds.

201. (cont.) is made for a variety of modes of movement - automobile, bicycle, horse and foot - on an integrated system of circulation facilities. The sections below include general objectives which pertain to all circulation facilities, and separate objectives, principles, standards and a description which pertain to trafficways. Other modes of movement dealt with in the General Plan are contained in the Trail and Path Element.

General Objectives:

202.

1. To provide a circulation system which is compatible with the rural nature of the community -- a system which makes the community relatively impermeable to the automobile and relatively permeable to those on foot, bicycle and horseback.
2. To develop all circulation facilities in a manner which maximizes visual amenity and enjoyment and which minimizes interference with adjoining uses of land.
3. To provide a comprehensive circulation system with each circulation facility articulated to the needs of the user with respect to origin, destination and mode of transportation.
4. To provide for continuity with circulation facilities in adjoining areas.
5. To develop major corridors of movement as open space corridors in which the user can enjoy the natural environment and which provide a buffer from adjoining land uses.

Trafficways

203. Objectives:

To provide a visually pleasing road system that will permit travel for residents within the community while limiting interference with adjacent uses of land, discouraging through-traffic, and handling external traffic in such a manner as to minimize adverse impacts on the

203. (cont.) Town.

Principles:

204.

1. Through-traffic should be handled on thoroughfares - freeways, expressways, and arterials - to the maximum extent possible.
2. All roads should be carefully located, designed, and landscaped to preserve the beauty and natural character of the area. Particular care should be given to retaining trees and other vegetative cover.
3. Major collector and lesser roads should not be so designed or improved to the extent that would induce traffic extraneous to the area served.
4. Cul-de-sacs, and loop-type roads are encouraged as a means of reducing through traffic.
5. All roads should have rights-of-way of sufficient width to permit trees and shrubs to provide a substantial buffer between the roadway and trails and between trails and adjoining properties and to provide a pleasing and safe corridor for travel.
6. Principle roads should be permitted when serving a limited number of residents and pursuant to proper maintenance agreements.
7. In evaluation of subdivision proposals, consideration should be given to necessary through connections to adjoining properties.

Standards:

205.

1. Classification and Definitions
   a. Freeway: a divided arterial highway for expeditious movement of large volumes of through traffic with regional continuity. Design: full control of access.
   b. Expressway: a divided arterial highway carrying heavy volumes of primarily inter-county and inter-community

205.1.b. (cont.) traffic. Design: direct access to abutting properties prohibited, signals at major intersections and parking prohibited.

c. Arterial: a trafficway for inter-community and local traffic, and providing connections to freeways and expressways. Design: access to abutting properties limited to the greatest feasible extent, signals at major intersections, stop signs on side streets and parking generally prohibited.

d. Major Collector Road: a main interior town road for relatively heavy traffic and also for connecting major collector and land service roads with local arterial roads and expressways. Design: access to abutting property controlled or restricted, stop signs where major collector roads intersect each other and on side streets.

e. Minor Collector Road: An interior town road for short distance local trips serving one of two functions:

1) a route of travel alternative to that provided by major collectors;

2) a collector-distributor providing connections between land service roads and major collector or local arterial roads.

Design: restrictions in access to abutting properties depends upon site conditions and stop signs on side streets.

f. Land Service Road: a road primarily for access to abutting property and not conducive to through traffic, often a cul-de-sac or loop road. Design: no limitation in access to abutting properties.

205.1 (cont.) g. Emergency Road: Emergency connection routes are a necessary and integral part of the land service road system insuring secondary ingress or egress for local residents and emergency vehicles in case of fire, earthquake, landslides or other man-made or natural disasters.

2. Standards of curvature, grade, alignment, and sight distance should be conducive to safe, convenient travel on the various classes of trafficways at the following speeds:

Freeways	65 miles per hour
Expressways	45 miles per hour
Arterial Roads	35 miles per hour
Major Collectors	25 miles per hour
Minor Collectors	25 miles per hour
Land Service Roads	20 miles per hour

Within limits imposed by safety, these standards should be modified in steep and difficult terrain to insure that the scenic qualities of the area are not damaged.

3. Adequate provision should be made for pedestrian, bicycle, and equestrian crossings at appropriate locations. Specific locations should be controlled to provide adequate sight distance and minimize hazard. Such crossings should be clearly distinguished by signs and lane markings.

4. All traffic entering thoroughfares or major collector roads should be controlled by stop signs, channelization or other appropriate devices.

5. Where warranted by traffic volume and physical conditions, appropriate means of traffic control should be employed on roads other than thoroughfares and major collectors in order to provide safe, expeditious movement of traffic.

Description:

206. The circulation system proposed includes a freeway, expressways, arterials, collectors, and land service roads. The system provides for movement to, from, within and through the planning area. The guiding objective in development of all circulation proposals is to preserve the rural atmosphere and residential character of the community while providing reasonable convenience to trafficway users. The major through routes are located along the periphery of the developed portions of the community, the exception being Interstate 280 which has literally bi-sected the planning area. The majority of the planning area is served by collector and local roads that meet the needs of local traffic.

1. Freeway The Junipero Serra Freeway (Interstate 280) has had a significant impact upon the planning area in terms of access-ibility to the region, noise, change to the landscape, and disruption of local circulation. No additional trafficways of freeway level should be within the planning area. Furthermore, no additional interchanges should be planned or developed along IS 280 within the planning area, nor should any improvements that would facilitate increased capacity be supported. The only proposals proper for this route are those directed at reducing the adverse visual and noise impacts created by the extension of the highway through the community.

2. Expressways Two expressways exist within the planning area, Foothill Expressway generally along the northeastern border separating Los Altos from Los Altos Hills, and Page Mill Road, which is of expressway level from Interstate 280 to Highway 101. Foothill Expressway is a well landscaped route providing inter-community and inter-county access to residents of Los Altos

206.2. (cont.) Hills. The Expressway does, however, present a significant noise problem in the planning area to abutting residents in Palo Alto, Los Altos and Los Altos Hills. The only proposal for this route is that Los Altos Hills should cooperate with Los Altos and Palo Alto in developing a program for reducing the adverse noise impacts associated with the expressway. Page Mill Expressway may require design modifications at Deer Creek Road, as discussed under Arterials. Otherwise, the expressway is deemed adequate.

3. Arterials All arterials that are shown on the Plan Diagram exist and no proposals are advanced for additional arterial routes. In general, arterials serve the planning area well, providing necessary ties to the regional circulation system, while tending to direct through traffic away from local residential neighborhoods. The proposals advanced for arterial roads below are based on specific problems associated with each route.

   a. Arastradero Road - Traffic projections indicate that with further development of the Coyote Hill area of the Stanford Lands and increased northeast bound traffic, the number of lanes may need to be increased from two to four in the sections from Foothill Expressway to Page Mill Road. If such capacity is needed, it should be provided by the Page Mill Road-Deer Creek Road-Arastradero Road route. Suitable improvements to handle traffic at the Page Mill Road-Deer Creek Road intersection would be needed. The design and development of Arastradero Road from Deer Creek Road to Foothill Expressway should include ample room for landscaping

206.3.a. (cont.) and a bike and pedestrian path. The remainder of Arastradero Road from Deer Creek Road to Page Mill Road should remain two lanes.

b. Page Mill Road - Page Mill Road is a narrow, winding and scenic road that serves two distinct functions. Many Foothill residents use Page Mill Road as the primary access route to their homes. In addition, this road plays an important role as a connection between the lower portion of Palo Alto and Palo Alto's Foothill Park, and also between a large portion of the mid-peninsula and the Santa Cruz Mountains. With Palo Alto's policy regarding foothill development (open space - 10 acre minimum site area), it seems logical to conclude that growth will not require an increase in the carrying capacity of the road. It is proposed, therefore, that the only alterations to Page Mill Road be in the way of improved normal maintenance. In addition, it is proposed that Page Mill Road, south from Interstate 280 through to Skyline Boulevard, be designated a scenic road. The Town should also explore with Palo Alto and Santa Clara County the best way to fill the major need of a trail and path system within the Page Mill corridor serving hiking, biking and equestrian movement of a regional magnitude.

c. El Monte Road - El Monte Road is a four lane, high volume traffic carrier serving as a primary access route for Town residents and as a main feeder to Foothill College and Adobe Creek Lodge. This road will continue to serve those functions and it is sufficient to serve the projected need of the maximum holding capacity and maximum development of Foothill

206.3.c. (cont.) College. Further signalization and other controls, however, may become necessary.

d. Moody Road - Moody Road provides access to foothill residential and recreational areas. As it presently exists, it serves the needs of the users under normal conditions. If, however, the county park that has been proposed for the Duveneck property is developed, traffic volumes may increase and the road may become inadequate. The traffic jams caused by large temporary picnics on the Adobe Creek Lodge property will be phased out by 1976, thereby removing a serious occasional traffic problem. Improvement plans should insure that the aesthetic character of the corridor will not be damaged. Two lanes of traffic capacity is all that is deemed feasible. Moody Road from Altamont to Page Mill Roads should be designated a scenic road.

e. Magdalena Road - Magdalena Road occurs as an arterial for only a short distance within the planning area. It serves as access route to the southeast residential portion of Los Altos Hills, and connects (through an interchange) that area and Los Altos with Interstate 280. No additional improvements are proposed for this road.

4. Major Collectors In general, local roads (major and minor collectors, and land service roads) provide sufficient convenience and safety for residents. Most problems that are associated with existing roads are not considered of a level that would dictate additional roads or changes in alignment or carrying capacity. The inconvenience associated with these roads are deemed compatible with the life style of the community and have

206.4. (cont.) the advantageous effect of reducing speeds and through traffic. Thus, any maintenance proposed or other proposal that may at some time arise should be guided by considerations aimed at preserving the character of the environment.

All major collectors shown on the Plan Diagram presently exist with the exception of a proposed extension of Stonebrook Drive. The existing collectors are thought to be generally adequate in design and alignment; however, numerous local improvements such as minor widenings will be needed. It is proposed that Stonebrook Drive be extended in the future to provide access to future residential development and also provide for better circulation for emergency vehicles and better general circulation by linking two portions of the planning area now only connected by Interstate 280. The location of this connection is such that any significant increase in through traffic in the affected areas would appear to be minimal.

5. Minor Collectors All minor collectors exist except for the Lupine Road extension and the extension of Mora Drive. The Lupine Road extension is needed to provide better circulation for emergency vehicles and residents in case of emergency. It will better integrate the western and northwestern portions of the planning area into the Los Altos Hills community. The development of the cross tie should be accomplished with minimal destruction of the natural environment.

The Mora Drive extension is proposed to serve future residential development. To provide continuity of route and for emergency and general traffic purposes, the extension of Mora Drive is shown as extending to connect with St. Joseph Avenue.

206.

6. Land Service Roads - All other public roads for normal use within the planning area are classified as land service roads, roads whose primary function is access to individual properties. In the extension of land service roads and development of new land service roads in the subdivision process, primary considerations should be safety and adequacy for development of adjacent properties and the preservation of the natural characteristics of the environment. Because land service roads are numerous and do not provide connections between roads, they are not shown on the General Plan Diagram.

7. Emergency Roads Because of the Town's desire to minimize through traffic in residential areas and yet the desireability of providing at least two road connections to all residential areas for safety purposes, the concept of emergency roads has been developed in recent years. These roads are usually one lane in width and improved to standards suitable for year around use by fire fighting equipment. The roads are closed to all except emergency, foot or bicycle traffic. Such types of connections are extremely useful in hilly and mountainous terrain, where they are often the most logical way of providing secondary access to long cul-de-sacs on ridges. In difficult terrain, emergency roads need not adhere to normal maximum street grade standards as long as they meet the requirements of the fire department.

A number of emergency connections appear desirable in the Town. Some of these connections might actually be developed as land service roads. Suggested emergency connections are shown in Appendix I.

OPEN SPACE ELEMENT

301. The residential character and rural atmosphere of Los Altos Hills result primarily from the open space and natural qualities of the area. Presently, significant amounts of open space, from large to small scale, exist within the planning area. Large and intermediate scale open spaces of particular significance are associated with the steeper elevations to the west and south up to the Montebello and Kaiser Ridges. Also, most all individual lots are of sufficient size to allow families to experience significant small scale open space on their own parcels. The character and quality of Los Altos Hills and the balancing effect the planning area provides to the more urbanized areas of the mid-peninsula and the Bay region are dependent upon maximum preservation of existing open space lands at all scales, and enhancement of the natural qualities of developed lands. It is the purpose of this element to define open space policy, delineate open space areas and outline an open space action program.

302. Open space is three-dimensional and most simply can be defined as all of the space above the surface of the earth which is not occupied by structures. In this plan, the many scales and forms of open space are treated as a system of open spaces. Each component of that system has a function in the maintenance of a natural environment that contributes to the quality of human experience. The philosophy of a complex, interdependent system of open spaces is basic in this element.

303. To facilitate understanding and for the purpose of planning, the system of open spaces is viewed at three general scales -- very large (macro), intermediate, and small (micro). These general scales of open space are defined as follows:

a) Macro-Scale Open Space - spaces where the sense of openness is

303.a. (cont.) extensive; views encompass large undeveloped or primarily undeveloped lands and afford a sense of distance. Continuity and large size give these areas their dominant character.

b) Intermediate Scale Open Space - Spaces of intermediate scale range in size from five to thirty (5-30) acres, and range in character from a small totally open area to a large development with extensive landscaping, the unifying element being the sense of openness in the middle ground with definite background limit to one's view.

c) Micro Scale Open Space - Spaces that are of a small or intimate nature where the observer is intimately confronting limiting structures and is prevented from viewing beyond immediate limits. Attention is usually focused on the details of forms, textures and color of foreground objects.

304. Within the general three-dimensional open space system are particularly significant open spaces -- those related to OPEN SPACE LANDS. These are the open spaces that relate most specifically to the categories of open space lands defined in the State law (Section 655560 of the California Government Code), where open space land is defined as any parcel or area of land or water which is essentially unimproved and devoted to an open space use and which is designated on a local, regional or state open space plan as any of the following:

a) Open space for the preservation of natural resources, including but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, lakeshores, banks on rivers and streams, and watershed lands.

304.(cont.) b) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

c) Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

d) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, swales and creek channels, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Objectives:

305. 1. To provide for the maximum feasible preservation of open space in and adjoining the Town, with spaces ranging in size from regional scale to small scale open space or individual lots.

2. To protect and maintain those areas necessary to the integrity of natural resources and processes with special emphasis on,

305.2. (cont.) but not limited to, the water regime, open spaces vital for wildlife habitat, and other areas of major or unique ecological significance.

3. To preserve open space for the managed production of resources that are suitable in Los Altos Hills, such as agriculture and the maintenance of groundwater supplies.

4. To provide open space for outdoor recreational needs and for the preservation of sites of historical and cultural significance.

5. To preserve the natural beauty and minimize disturbance of the natural terrain and vegetation.

6. To preserve the important vistas, such as Monte Bello, Kaiser, Neary and Ewing Hill Ridges, and the hillsides leading to these ridges.

7. To preserve open space where necessary for the protection of public health and safety.

8. To provide open space to shape and guide development and to enhance community identity.

Principles:

306. 1. The major drainage courses should be kept in a natural condition insofar as possible because of their importance in supplying major vegetation, land forms and wildlife habitat, and storm drainage.

2. The continuance of agricultural pursuits and the maintenance of adequate ground water supplies are to be encouraged.

3. In the context of the local physical situation, the extraction of rock, sand, gravel and mineral resources is incompatible with goals for maintaining a quality environment and should be prohibited.

306.(cont.) 4. Both public and private efforts should be directed to preserving historical landmarks which have open space value.

5. The basic visual character of the planning area should be conserved in any land development project.

6. To the maximum extent possible, all uses of land and structures in the planning area should be subordinate to the general open space quality of the planning area.

7. The scale of building, the siting of development, the design and the materials of construction should be harmonious with the natural setting.

8. Open spaces, to the extent possible, should be linked together visually and physically to form a system of open spaces.

9. Unstable terrain, active fault traces, water channels, flood plains, and other areas determined hazardous to public welfare and safety or necessary for storm drainage should be kept as open space unless unobtrusive corrective measures can assure public safety and meet public need.

10. Conservation easements, open space zoning, and other land use regulations should be used to prohibit development on unstable terrain, active fault traces, water channels, flood plains, excessively steep slopes and other areas determined hazardous to public welfare and safety.

Description:

307. Almost all lands within Los Altos Hills have some open space significance even though some may not specifically meet state open space use criteria. With the majority of its land in wooded mountainside, or rolling oak-studded, grass-covered hills, the Los Altos Hills planning area is an important part of the backdrop to the more densely urbanized

307. (cont. Bay plain. The open space proposals of this element are directed at retaining as much of this natural land as possible.

308. Specific open space proposals are related to two categories of open space areas on the Plan Diagram: Open Space Preserve, and Open Space Conservation Area. Specific lands included under these categories meet state open space use criteria. Open space lands, where the primary function is some form of active recreation, are designated "public" or "private recreation area" on the General Plan Diagram and are described in detail in the Recreation Element of this Plan. Specific open space proposals (other than recreation areas), their significance and suggested methods for implementation which combine to form the state-required action program are described below. In addition, historical sites which have open space, recreational, or educational value are described.

309. In formulating this element of the General Plan, Los Altos Hills' Open Space resources have been evaluated in relationship to the state open space guidelines and definitions, and, as appropriate, identified as open space land serving one or more functions outlined in those guidelines. Those open space lands whose functions are identified as essential for the public interest are proposed for preservation through a variety of methods, including public regulation and/or acquisition.

310. It should be noted that not all lands with significant open space value, whose maintenance may be essential for preservation of the area's atmosphere and character, are necessarily described. Other open lands of various scales exist that the community may feel deserve preservation e. g., open hillsides adjacent to major corridors of movement, such as Interstate 280. It is imperative, therefore, that the Town inventory and analyze especially intermediate and micro scale open spaces within the Town and add recommendations to this plan to ensure all land signifi-

(cont.) cant to maintenance of community character will be preserved.

1. Open Space Preserve These are generally large areas where inherent characteristics or capabilities of the land are most suitable to open space for preservation of natural resources, open space for less active forms of outdoor recreation, primarily for outstanding scenic qualities. Open space preserves are proposed for extensive areas within the planning area. The mountain area, an area of ridges and valleys leading up to and including Monte Bello and Kaiser Ridges to the southwest and south, comprises the largest open space preserve; another large area includes lands within the City of Palo Alto and its sphere of influence which are in the Los Altos Hills planning area, particularly those lands zoned to open space by Palo Alto. In addition to the larger areas, some more intermediate size units of land within the community have also been designated open space preserve.

   a. Mountain Area - The ridge and valley system south of Moody Road, including a majority of the Town's sphere of influence, is essentially formed by drainage in the Adobe Creek, Hale Creek and Permanente Creek Basins and is endowed with a rugged landscape, with slopes much steeper than those found in virtually all the remainder of the planning area. The ridges of the system are parallel, oriented east-west and include Neary Ridge, Kaiser Ridge, Ewing Hill Ridge, and Monte Bello Ridge. In addition to steep slopes, geologic hazards (such as landslides, earthquake faults and other areas of extreme relative geologic instability), inaccessibility due to ridge alignment; difficulty in providing

310.1.a. (cont.) water and other services; and fire hazard (including limitations to fire equipment response) constrain the areas potential for development. The ridges are also important for their visual qualities visible from many vantage points within the Town and the mid-peninsula sub-region. It is proposed, therefore, that this area be maintained essentially in a natural state, with provisions made for development of only emergency roads necessary to assure rapid containment of any fires.

Implementation - It is proposed that the several thousand contiguous acres designated Open Space Preserve south of Moody Road be zoned (initially pre-zoned) to an open space use, with low intensity uses allowed. Such uses could be public or private and would rely on the natural setting for the major aspect of the use. Uses might include areas for scientific study, low intensity private recreation, trails and paths, and use as a watershed. Residential development on large parcels, no less than 10 acres, might be permitted under highly controlled conditions. In any residential or other development, it is proposed that all aspects be carefully evaluated to ensure the use will have minimal impact on the natural environment and to ensure compliance with objectives of the General Plan. Particularly prominant visual features, such as ridges or hillsides, should be kept free of development or change. Public park uses may be possible through gift or purchase by some agency other than the Town, such as the Mid-Peninsula Park District. The Town should support such efforts.

310.1.a. (cont.) It has been assumed for many years that the Duveneck ownership would in time be conveyed to the county for park purposes. Such a park would be of great significance to Los Altos Hills. The Town should support the property owner in his efforts to preserve the land. If and when the park development is assured, it is proposed that only a minimum of recreation facilities are provided with the majority of area maintained in a natural condition.

Preservation of Kaiser Ridge, located within the Cupertino Sphere of Influence, will be dependent on Cupertino and Santa Clara County efforts to regulate operation of Kaiser Cement and Gypsum Company. The Town should support Cupertino and the County in these efforts and should keep abreast of the quarrying aspects of the Kaiser Gypsum operation to insure that the skyline which has been quarried is rehabilitated.

b. Byrne Preserve - This naturally beautiful unit of land is currently being purchased by the Town from the Nature Conservancy. It is proposed that the land be preserved as open space with provision for riding, hiking, and other more passive recreational uses.

c. Fremont Road Site - This 30 acre site on Fremont Road, across from Town Hall, is designated as open space preserve. (It is possible this site may evolve to a community center, including provision for public recreation). The site is one of the few significant open spaces in this portion of the community and appears important in preserving the sense of openness particularly where it is adjacent to development that is generally of greater relative intensity than in other portions

310.1.c.(cont.) of the Town.

Implementation - It will probably be necessary for the Town to purchase this site if it is to be preserved as permanent open space.

d. City of Palo Alto - Those lands within the City of Palo Alto, or which are part of its sphere of influence (e.g., Upper foothills, Foothill Park, Stanford Lands, Esther Clark Park, etc), shown in the Open Space Preserve designation reflect existing zoning or existing policies of Palo Alto. The maintenance of these lands in their natural condition enhances the rural and open character and atmosphere of Los Altos Hills; therefore, their preservation is important to the Town.

Implementation - The Town should actively support, to the extent possible, the efforts of Palo Alto to preserve these lands.

e. El Retiro-Redwood Grove (City of Los Altos) - The El Retiro site and Redwood Grove within the sphere of influence of the City of Los Altos, located at the Los Altos Hills Town boundary, north of O'Keefe Lane and west of Adobe Creek, have been designated for acquisition by the City for open space in its General Plan Revision program. These sites are also important open space areas to Los Altos Hills because of their proximity to the Town, located west of Adobe Creek, and because of their scenic qualities and ecological and historic significance. For these reasons, they have been designated Open Space Preserves.

Implementation - The Town should take the lead in efforts to

310.1.e. (cont.) maintain these sites as permanent open space, including initiation of discussions with the Santa Clara County Local Agency Formation Commission in regard to placing the El Retiro site in Los Altos Hills' sphere of influence.

f. Neary Quarry - This site, within the Town's sphere of influence, is designated as an open space preserve based on its function of "managed" production of natural resources. Currently Santa Clara County is responsible for regulation of the quarrying operation; however, since the quarry is a preexisting use, few controls are levied by the County on the operation. It is anticipated that, when the quarrying operation ceases to exist, the site will be unsuitable for other than open space uses.

Implementation - The Town should encourage the County to establish regulations to control the nuisance factors of the quarry, including noise and dust from trucks which have a negative impact on the surrounding residential areas. In addition, the County, the Town, and the property owner should work together to consider plans for rehabilitation of the site for other uses.

2. Open Space Conservation Areas These are portions of other use areas (e.g. residential and institutional) where structures should not be permitted. Generally, these are steep canyons associated with major creeks or their tributaries (i.e. Matadero, Purissima, Adobe, Hale, and Permanente Creeks), with heavy vegetation cover where, for reasons of conservation of resources, public welfare and visual amenity uses should be limited to low intensity recreational uses. In addition, visually important open spaces helping to define the community character associated with major re-

310.2.(cont. ligious and educational institutional facilities, or with Stanford Industrial Park, are designated open space conservation areas.

Implementation - It is proposed that these areas be preserved through careful regulation of development combined with conservation easements. An alternative to public ownership of conservation easements may be ownership by neighborhood residents with use limited to low intensity private recreational activities. Many of the stream canyons, however, are essential as links in the Town's public trails and paths system.

3. Historical Sites - Listed below are historical sites whose preservation, or recognition as part of any development, will help maintain and enhance the character and sense of open space associated with the community. Some of these sites have already been recognized for their historical importance and are registered state historical landmarks. It is proposed, however, that the historical importance of all sites listed be preserved in a manner most appropriate to the individual site.

Ohlone Indian Village Site - (1700's) O'Keefe Lane and El Monte Avenue, Los Altos and Los Altos Hills, Registered Historical Point of Interest, SCl 015.

Indian Spring, (1700's), Magdalena Avenue, permanent year-round source of water, through the Indian period and since.

Indian "Meditation or Look-out " Point, (1700's), La Cresta Avenue, bows and arrows were found behind this seat.

Juan Prado Mesa Adobe Site, (1840's), Summerhill and El Monte Avenues, Historical Point of Interest applied for.

Juana Briones Adobe, (1840's), Old Trace Road, Palo Alto.

M. L. Koenig Residence,(1800's), Old Altos Road.

Indian Villa, (1860's), Moody Road near Los Altos Hills, includes stage stop, blacksmith shop, barn, and olive trees planted by the Padres.

D.3. (cont.)

Old Trace Road, (1860's), Fremont Avenue, near Arastradero Road, Palo Alto. Originally trail over which redwood logs were hauled from hills to the bay for shipping.

Moody Road, (1888), petitioned for by G. W. Moody in 1867. Ran from the San Jose-San Francisco Road to the Moody Home. Old Indian trail, lumber road, stage road.

Gardner Bullis Residence, (1870's), Manuela Avenue, original three rooms built during this time.

Frenchmen's Tower, (1874), Old Page Mill Road south of Palo Alto. Built by Peter Coutts for water storage for his cattle farm and racing stable.

Thomas Wright Home, (1880's), (W. D. Frampton), Magdalena Avenue, built by J. P. Hale for his foreman, Thomas Wright; has undergone many changes.

Captain Merx Home, (1895), (Dubrov), Dori Lane and Robleda. Merx's house, fruit-house, and shed are now idnividually owned. First school classes were held in the fruit-house, 1901-1922, while the one room Purissima School was being built.

William P. Huth Residence, (1900's), Lennox Way and Burke Avenue, Los Altos Hills. Former owner, Professor Madison of Stanford.

Francis Avidano Home, (1900's), Robleda Avenue, Now the Arthur Atherton home, architecturally unique.

W. K. H. Panofsky Home (1900's), Chapin Road. Built by a sea captain; architecturally unique.

Willard M. Griffin Home, (1901), 12345 El Monte Avenue; Griffin, a ship builder from Maine, built his home in 1901. The carriage house, which now houses the Foothill College Fire Department, was built in 1906, as was the Japanese Shrine situated by the District Offices.

One-room Purissima School, (1902), Chapel in the Hills, Robleda and Duval Way. The first school of the area, used until 1953 for school purposes, then rented out for social gatherings and town meetings. The Town of Los Altos Hills used it for their early meetings. Now owned and operated by the Chapel in the Hills.

Henry F. Dana Home, (John Lohman), South El Monte, now the faculty house on the Foothill Community College Campus.

Cosmo George Morgan "Little Gables", (1910), Stonebrook Avenue, Built by his son, Percy. Later home of William Simrell, founder of Los Altos Hills.

Percy Morgan Mansion, (1914-1915), (Ford Country Day School),

310.3.(cont.) Stonebrook Avenue. Tudor style house with beaded glass panes and fireplace from Europe. Four stone pieces from the home of Brinsley Sheridan, London, dated 1660 and 1705. Now the Ford Country Day School, owned and operated by Brent Warner.

Thomas Shumate Residence, (1915), (Happy Hours Nursery School), Viscaino Drive. Now operated by Elizabeth Blodgett as the Happy Hours Nursery School and Hills Elementary School.

Horner-Hill Barn and Silo, (1915), Moody Road, Now the Wendell Roscoe property.

Arthur E. Fowle Home, (1925), Esperanza Drive. The first honorary mayor of Los Altos Hills. Elected to office but died before being seated. Now the Dr. J. W. Pender home.

Dr. C. C. Crane Residence, (1926), (H. D. Winbigler), Fremont Road, the home and water tower are architecturally unique.

Adobe Creek Lodge, (1935), Moody Road. Built as an English Country Estate for Milton Haas, is now the property of David Bellucci.

C. Earl Dawson Residence, (1948), Magdalena Avenue, This beautiful estate carries the name Rancho San Antonio.

Sydney W. Treat Home, (1948), Robleda Avenue. The first mayor of the Town of Los Altos Hills. The home is now owned by the Donald Campbells.

Los Altos Hills Town Hall, (1956), 26379 Fremont Road, the first Town Hall.

Corbetta "Parasol" Home, (1960), Corbetta Lane. Architecturally unique. Composed of three identical structures with scalloped parasols. The first one built as a "party house" to entertain guests. Three years later, the other two were added on to complete the nine room house, surrounded by a man-made lake.

Implementation. It is proposed that the Town explore the possibility of having existing historically important structures designated as state historical landmarks. Historical sites without structures may have to be purchased if the Town determines that historical significance warrants preservation in a natural state. In any case, the historical significance of all sites should be evaluated prior to development. If the site is found to be of some significance, at the least, provision for historical commemoration should be required as part of development. It is also proposed that the Town Historian, in conjunction with Town officials, establish a program for evaluation and preservation of historical sites.

RECREATION ELEMENT

401. The Recreation Element provides guidelines for meeting the recreational needs of the Town. In the most comprehensive sense, recreation starts within the home and extends through community facilities and on to wider areas. This recreation element is concerned with lands within the Los Altos Hills Planning Area that can provide recreation opportunities for use and enjoyment by residents.

402. The recreation areas proposed include open space preserves, open space conservation areas, public and private recreation areas and trails and paths. Most of these areas are dealt with in the open space element or the trails and paths element. The focus in this element will be on the role these areas should play in filling the overall recreational needs of the Town.

403. A recreation element for local General Plans is required by the State Subdivision Map Act, if cities are to avail themselves of Section 11546 of the Act. Section 11546 permits the local jurisdiction to require subdivisions to dedicate land for park and recreation purposes. The Element is required to set forth definite principles and standards upon which dedication requirements are based.

Objectives:

404. To provide recreation areas adequate to meet neighborhood and community needs of the Town.

Principles:

1. Open space preserves should provide a variety of scale, from macro to micro. (See definitions in Open Space Element). These should provide informal recreation, such as hiking, riding and free play as well as visual pleasure.

404.(cont.) 2. Recreation activities requiring organized and developed spaces should be accommodated at public recreation areas and school sites.

3. Public recreation areas should be specifically adapted to local needs and interests.

4. Private recreation areas should supply specialized recreation facilities not deemed a Town responsibility.

5. Trails and paths should constitute a major recreation facility in the Town and should link all recreation areas.

6. New residential subdivisions should provide open space for recreation to fill their appropriate share of the local recreational needs.

7. Park and recreation areas should be utilized, and uses controlled so as to not adversely effect the surrounding residential areas.

Standards:

405. 1. All residential areas should have public land available for recreation within approximately one-half to one mile distances.

2. The requirement of #1 above may be met by open space preserve land in public ownership and public recreation areas.

3. The acreage of public land available for recreation shall be not less than five percent of the residential area of the Town. Each numbered residential area described in the land use element shall meet this requirement.

Description:

406. Each of the categories of land use shown on the General Plan Diagram which have recreation significance are described below as they relate to recreation use.

1. Open Space Preserve. Also see description of open space preserve

.1.(cont.) in the open space element.

The large mountain open space preserve (south of Moody Road), to the extent it is developed for public or private recreation, will help meet the recreation needs of the Town. This vast area is also suitable for meeting certain recreation needs of the mid-peninsula, which are of a lower intensity nature, can be accommodated on available roads, and do not adversely effect neighboring properties.

Byrne Park Preserve is a Town-owned open space which should be kept entirely in its natural state. It is suitable for activities such as hiking, riding, grazing and nature study.

The open space preserve at Fremont and Concepcion Roads may take on a recreation use if it is developed for Town purposes as described in the land use element.

The Neary Quarry is shown as an open space preserve. It is doubtful that this site will ever be suitable for any use other than open space. Enhancement of the site as an open space preserve will be needed.

2. Open Space Conservation Areas. Also see description of open space conservation areas in the open space element.

The open space conservation areas are by and large the open portions of lands which have some other primary use. Thus, those portions of residential lots which are parts of major natural features such as creeks or canyons are shown in this category. Also, portions of public school sites and other institutions which are in open space are so indicated. A designation as an open space conservation area does not necessarily

2.(cont.) imply any public right of entry which is not otherwise permitted by the primary use. It is recommended, however, that in unsubdivided areas, open space conservation areas be committed to public ownership where possible and desirable. One such example is the public ownership along Adobe Creek in the Rhus Ridge Ranchos subdivision.

3. Recreation Area - Public. Most small-scale recreation areas for daily recreation needs of adults and children are supplied on residents' own lots, in the form of yards, play equipment, swimming pools, riding facilities, and, in some instances, tennis courts. Large-scale recreation areas, however, must be provided at public recreation areas and school sites.

   The only Town-owned recreation facility is the Little League field on Purissima Road. The three elementary schools and college site provide a vital supplement to the Little League Field.

4. Recreation Area - Private. Private recreation facilities are very significant land uses in the planning area.

   The Palo Alto Hills Golf and Country Club and the Los Altos Country Club supply not only needed golfing facilities, but also provide large, attractive open spaces.

   The Fremont Hills Country Club provides for a range of activities, including swimming, tennis and riding. The use is well located and serves a community need. Periodic review is needed to assure continued compatibility with surrounding land uses.

   The Adobe Creek Lodge complex is a non-conforming use under the zoning regulations. The restaurant, picnic and country club activities attract many people from outside the Town and

.4. (cont.) result in extreme traffic congestion on Moody Road at times. This use should be revised to meet the requirements of the General Plan and Zoning Ordinance. The site is basically suited to recreation or residential use.

The Foothill Tennis and Swimming Club and the University Club of Palo Alto on Miranda Avenue (Palo Alto) in the northern portion of the planning area provide needed recreational facilities and their continuation is deemed desirable.

The boarding stables provide another important private recreation facility. The provision of stabling facilities on sites large enough to provide for necessary buildings, and corrals and pastures is desirable. Also, such sites should be located so as not to impinge upon residential and other non-equestrian facilities. Ideally, these facilities can be located next to open space preserves or could in fact be permitted on privately owned lands within open space preserves. Two existing stables meeting these criteria are shown on the Plan Diagram.

5. Historical Sites. Historical sites can provide a significant recreation and education resource. These sites are described in the open space element and are therefore not described further here.

6. Institutional. Virtually all of the institutional uses provide for some forms of public or private recreation. Of greatest importance are the recreation facilities at public schools. The degree of importance of the public schools in supplying recreation should be further determined to better allow the Town to react to various school district proposals for closing schools.

.6.(cont.) The Town may have to step in to see that such facilities are continued or replaced.

HOUSING ELEMENT

501. The Housing Element of Los Altos Hills describes the type of housing to be provided within the Town and relates that housing to the housing need in the mid-peninsula, Santa Clara County, and the Bay Area.

Objectives:

1. To provide opportunities for housing to meet the needs of mid-peninsula families and individuals who are interested in rural living, that is, living in a quiet residential area where lot size, terrain, and absence of traffic facilitates the pursuit of such activities as the raising of garden crops, maintenance of fruit trees, and the ownership of domestic animals.
2. To support, to the extent possible, regional and countywide efforts to provide opportunity for all persons in the Bay Area to obtain adequate shelter convenient to work and other activities and facilities, in neighborhoods that are satisfying to them.
3. To promote and insure open and free choice of housing for all.

Principles:

502. 1. Through regulation the Town should help ensure the availability of adequate sites for the development of housing for those who can take responsibility for ownership and maintenance of rural hillside residences.
2. To the extent possible, the Town should help ensure that those who are employed in the Town (i.e., government employees, elementary school teachers, etc.) have the opportunity to find

.2.(cont.) adequate housing within or near the planning area.

3. The generally excellent condition of the housing stock should be maintained by enforcing Town regulations, and sustaining and enhancing an environment conducive to housing maintenance.

4. Residential densities, the development of individual sites and the positioning of residences should preserve and enhance the natural contours of the hills, the removal of existing trees, and the obtrusiveness of structures, and ensuring the compatibility of development on adjoining sites.

Standards:

503. 1. Standards for housing shall not be less than those established by:

a. Housing Code Section (Volume III) of the then-current Uniform Building Code (UBC).

b. State Health and Safety Code standards for new construction.

2. All housing units shall be single family detached residences that conform to the above code specifications and shall be well located on adequate building sites in regard to slope, topography, access, public utilities, and public facilities, and adjoining land uses.

Description:

504. The Housing Element of Los Altos Hills has been developed with the realization that the Town is a part of the mid-peninsula community, which is in turn a part of the greater regional community of the Bay Area. Los Altos Hills believes that each community should meet the segment or segments of the housing demand for which it is most suited. The suitability for any particular type of housing is conditioned by such factors as location, topography, population characteristics, access to employment and

504. (cont.) service centers, and existing development. Housing and jobs must be in balance, with a reasonable geographical level in order to provide for acceptable home-work relationships and access to community services and facilities. With respect to Los Altos Hills, the minimum geographical area within reasonable balance seen as feasible is the mid-peninsula region.

505. Within the mid-peninsula, Santa Clara County and Bay Area context, Los Altos Hills provides a unique type of residential environment which is available in very limited quantity in the Bay Area -- a rural type of community. In Los Altos Hills this character is already established and the community is seen as a regional asset through its provision of housing for a certain segment of the housing market and also by preserving important open space.

506. The housing element directly reflects the attitudes of the citizens within the Town of Los Altos Hills. This attitude was set forth in the Town's platform for incorporation and has been reaffirmed continually through public meetings, sampling of citizen attitude and through local elections. The prize function of the Town as viewed by the citizens is to preserve the integrity of the existing residential character and to maintain and enhance the rural atmosphere. The housing element, as well as all other General Plan elements, are oriented to enhance this function.

507. The rural residential environment is seen as a balanced mechanism, ecologically and financially. A low-density rural area does not require many of the improvements needed by more intense development such as curbs, gutters and sidewalks, or extensive storm drainage systems. In a low-density area, the land itself is relied upon to accommodate drainage and often to provide paths for walking and riding. This ecologic compatibility is consistent with the financial limitations of low-density rural

(cont.) residential areas. These areas characteristically do not generate sufficient property taxes to support the urban improvements and services required in more intensively developed areas. The Town sees the maintenance of this balance as vital to its continuance as a rural residential area.

CONSERVATION ELEMENT

601 The Conservation Element defines conservation policy and provides a programmatic framework for the conservation and utilization of natural resources, and for protecting the aesthetic qualities of the community. If the natural quality of the Los Altos Hills environment is to be maintained, citizesn must be aware of the problems and issues faced by the Town, both of local and regional nature. There are some problems that can be successfully dealt with locally, but many environmental concerns, e.g., air and water pollution, require interjurisdictional cooperation on an area-wide or regional basis. In addition, some concerns, such as protection of rare or endangered species, may require cooperative efforts between the Town and public and private agencies at the state or national levels.

602. In the following sections of this element, general conservation issues are discussed and suggestions for dealing with associated problems are advanced. Although these issues are interrelated, they have been categorized for purposes of description and provision of a framework for conservation planning. This document does not, however, raise all issues. It is intended to be a beginning point in a program to provide solutions to the many environmental problems faced today.

Objectives:

1. To develop and implement programs by which the natural environmental features of the planning area can be conserved to the

.1.(cont.) maximum extent feasible and by which areas already unduly disturbed by man can be returned to a more natural condition.

2. To ensure that in the planning, development and use of land, environmental impact is not overlooked, conservation actions are considered, and such evaluations and actions are sufficiently comprehensive and in accord with established guidelines.

Principles:

603. 1. All public and private projects that may have significant impact on the Los Altos Hills environment should be professionally reviewed. The results of such review should be analyzed and, where necessary, appropriate public action taken to ensure against irreversible damage.

2. In the planning, environmental impact review, and completion of all land development or land alteration projects, particular attention should be directed toward protection of the natural water regimen.

3. Removal of vegetation should be minimized and replanting required to maintain soil stability, prevent erosion, and retain the aesthetic quality of the community.

4. An overriding consideration in the design of any land development project should be conservation of the natural slope, and preserving existing native vegetation, and also conservation of natural drainage channels and swales since they serve in place of artificial storm drainage systems.

5. In landscaping of individual sites and replanting where original vegetation has been destroyed or removed, emphasis should be on the use of native rather than exotic plants. In those areas of high fire risk, however, it may be preferable to introduce care-

5.(cont.) fully chosen exotics with high fire resistance characteristics.

6. Zoning and other land use regulations should be used to limit and, in some cases, prohibit development in areas of identified geologic hazards, such as fault zones, identified active landslides, and other areas identified as highly unstable.

7. The geologic and soils conditions of proposed development sites should be analyzed to ensure land stability and foundation bearing capabilities and to determine septic tank filter field limitations if sanitary sewers are not proposed.

8. Topsoil destruction through overuse by motor vehicles or horses should be considered in environmental impact review and preventive measures should be required where necessary. In those areas where topsoil has been destroyed, remedial measures should be initiated and pursued.

9. Those areas rich in wildlife or of a fragile ecological nature, e.g., areas of rare or endangered species of plants, riparian areas, etc., should be avoided in land development. Where necessary, these areas should be publically acquired to ensure their protection.

10. The use of pesticides should be strictly controlled to ensure that deleterious materials will not find their way into local streams or cause other forms of contamination.

11. Participation in and support of, to the extent possible, the conservation efforts of other jurisdictions, agencies, or organizations, which are of mutual benefit to the Town, should be pursued.

12. Conservation education programs in the local schools should be supported, and when necessary to respond to local problems, specific educational programs or compaigns should be initiated and

3.12.(cont.) carried through.

Description:

604 The framework for conservation action is described below and related to the elements of the Los Altos Hills environment, their unique characteristics, their interrelationships, and to actions for environmental protection. As a part of the framework, the natural resources detailed in Section 65203(d) of the Government Code have been grouped into five basic resource categories:

a. Water - surface creeks, pools and ground water
b. Vegetation - native and exotic
c. Soils and geology
d. Wildlife
e. Air.

In addition to these resource categories, the basic framework for general conservation action consists of the following action components:

a. Government regulation
b. Acquisition of critical areas
c. Technical advice
d. Education
e. Incentives
f. Specific remedial activity.

605. In the following sections the resource categories are defined in terms of potential problems associated with the Los Altos Hills environment. In addition, specific proposals for conservation of resources, and mitigating potential problems, are provided in description of action components.

606. In reviewing the following sections, it must be kept in mind that all elements of the environment are interrelated and that conservation actions need to be coordinated. This means, in part, that methods for dealing with one problem should be evaluated to minimize negative consequences that may result in relation to other resources. Such evaluation will help provide for maximum effectiveness of conservation efforts.

1. Natural Resource Categories. Although the natural resource categories are described separately below, they have, to the extent

3.1.(cont.) possible, been viewed as part of the interrelated system.

a. Water - creeks, ponds and groundwater

The conservation of the natural drainage systems associated with the Los Altos Hills Planning Area is one of the most important tasks before the Town. Control of the upstream portions of these drainage systems is important both to Los Altos Hills and to the downstream communities of the Midpeninsula. Appropriate land use and control of development on watershed lands is essential to prevent widespread damage in the lower reaches of the creeks through siltation (from upstream erosion), flooding, and loss of flow in the creek in the dry seasons. Effects of inappropriate use and development in the steep portions of the watershed would immediately be observed and felt in Los Altos Hills. Except for changes from the "natural" condition, noticeable impact on downstream areas would be delayed but inevitable.

Any alterations to the drainage system that would significantly change the natural flow of water would also affect wildlife species that are dependent on the riparian community for survival. Watershed lands supply the riparian wildlife community with a continual source of water. It is, therefore, imperative that watershed lands be protected to ensure the maintenance of the natural water flow and water quality essential for protection of the riparian community.

b. Vegetation - native and exotic

Vegetation cover, in addition to contributing to the beauty of the area, helps to maintain the quality of watershed lands, aids in erosion control, and is an important element

1.b.(cont.) of the wildlife habitat. In addition, it helps maintain air quality through reoxygenation, and reduces noise impact. Broadleaf-conifer forests and chaparral form the predominant vegetative communities on the hillsides leading up to Monte Bello Ridge and Kaiser Ridge. They serve to prevent erosion, and protect the quality of the watershed. These wooded areas also support a wide variety of animal life.

Three other significant vegetative types which occur within the Planning Area are the mixed oak woodlands, the chaparral, and the grassland-savanna areas. Generally, the oak woodlands tend to support a higher diversity of organisms than do grasslands. The chaparral areas represent a particularly high fire hazard during the dry seasons of the year.

c. Soils and Geology

The lifestyle associated with the Los Altos Hills Planning Area, as described throughout this Plan, is one of rural living on large lots with many residences located on moderate to steeply sloping hillsides. Development in some cases has occurred without adequate evaluation of soils and geologic characteristics which may present significant limitations, and, in some cases, should preclude development. When adequate information has been available, assurances have not always been made that the information would be heeded in design and development of roads and foundations of structures.

The potential for danger from development of land that is less geologically stable exists; problems are not uncommon from establishment of septic tank drainfields in impermeable or unstable soils. In addition, excessive vegetative removal

606.1.c.(cont.) by grading during construction has created soil erosion problems, as has overgrading and overuse of certain areas by equestrians.

d. Wildlife

Continued development has occurred with little conscious concern for conservation of wildlife habitats, sometimes with the result that natural species are driven out. At the same time, man has introduced other species into the ecosystem that may have drastic effects upon both the native animal and plant populations of a given area. For example, there is a significant amount of space in Los Altos Hills devoted to the maintenance of horses, and these areas are often severely damaged by the overgrazing and trampling of the animals. The greater portion of the area is relatively undisturbed and serves as the habitat of a diverse wildlife population. Conservation of this habitat is not only important for protection of wildlife, but also for conservation of the rural atmosphere of the community.

e. Air

The problem of air pollution continues to be a major environmental concern. Clean air is a resource people require for survival, not only directly through breathing, but also for the maintenance of their food resources, both plant and animal. Scientific evidence linking air pollution with major respiratory diseases and with extensive economic losses has been widely documented. Although Los Altos Hills alone can accomplish only a limited amount toward improving air quality, it can influence regional, state, and federal actions

606.1.e.(cont.) needed for abatement of air pollution.

2. Components of Conservation Action Program. Los Altos Hills has adopted important regulations directed at attaining certain conservation objectives; however, to provide a comprehensive basis for conservation, development and utilization of natural resources, additional regulations and other actions are needed. Some actions, particularly regulation, can be taken by the Town at the local level, while others will require interjurisdictional cooperation as for air pollution control. In addition, many actions, e.g., remedial work programs, will be dependent upon both public and private efforts if conservation objectives are to be realized.

The following actions should be pursued in a coordinated manner to ensure maximum effectiveness in environmental protection:

a. Government Regulations

Responsibility: Town

Regulations already adopted by Los Altos Hills go a long way toward ensuring protection of the environment.

1) Environmental Impact Review (EIR) - The Town, through the EIR process, required by the State, has the mechanism to review in depth the potential consequences of any development on the natural resources of the area. When specific projects are proposed and must include EIR's based on adopted Town guidelines, applicants should be required to deal with questions raised from initial Town review of the project site in relation to problems associated with the natural resource categories described earlier. For those areas where current information is inadequate, e.g., detailed soils and geology, structural

606.2.a.(cont.)

resistance to earthquakes, fire hazard, etc., EIR's are required to provide the detailed information needed for evaluation.

2) Zoning Ordinances - The Zoning Ordinance should be amended to include natural hazard regulations. Fault line zoning, other geologic hazard regulation, and more specific regulations dealing with areas of high fire hazard, can help ensure conservation of natural resources and protection of the public health and safety.

3) Site Development Ordinance - The Town Site Development Ordinance should be used to require adequate consideration of soils, geology, drainage, wildlife, vegetation and associated fire hazards during project review.

4) Building Permit Review - The Building Permit Review process should be amended to require that foundation design and construction be certified by soils engineers and engineering geologists where soils and geologic investigation required as part of subdivision approval or building site approval indicate that such certification is essential.

b. Acquisition of Critical Areas

Responsibility: Interjurisdictional; Public and Private

The Town should assign to the Environmental Design Committee the objective of defining areas of critical ecological significance. In addition, this committee could develop an implementation program for the protection of these areas, including acquisition by the Town or other agencies or organizations, such as the California Native Plant Society, the Sierra Club, the Mid-Peninsula Regional Park District, etc.

606.2.(cont.) c. Technical Advice

Responsibility: Town Staff; Environmental Design Committee

The Town Staff and Environmental Design Committee should develop a system for accumulation of relevant conservation information and sources of technical advice. Information on sources of advice should be included and made available to residents through Town Hall and public shcools. Such information and other references should be available for educational programs and for individual use in dealing with specific problems. This information will also help Town staff in EIR analysis. Where detailed information is not currently available, e.g., analysis of critical fire hazard areas, fault zones, or detailed soils analysis, Town Staff should coordinate efforts for acquiring needed information from producing agencies.

d. Education

Responsibility: Town Staff, Officials, Committees
Interjurisdictional Cooperation
Public School Districts
Private Organizations

The possibilities should be explored of additional public education and information programs dealing with problems associated with natural resource conservation and utilization. This should be done by Town Staff and elected and appointed officials, particularly the Environmental Design Committee, in cooperation with school officials at all levels. The expanded use of instructional materials based on local environmental conditions would be desirable in local elementary and high schools and the community college. Similar materials should also be available for adult educational classes. Dis-

606.2.d.(cont.) cussion should be initiated of an expanded conservation education program in cooperation with the local school districts and other jurisdictions. In addition, special seminars and classes including public meetings and information sessions with private clubs or groups should be sponsored.

When other public agencies or conservation groups are sponsoring information sessions on subjects of mutual concern, the Town should assist in publicizing events. This could be accomplished through direct communication with Town officials, or notices posted on bulletin boards at Town Hall. Town Hall could also serve as a basic source of information on topical conservation problems. Information could be displayed focusing on seasonal or currently relevant topics such as reduction of fire risk, pest control and pesticides, measures to prevent erosion, positive soil husbandry practices, care of vegetation, etc. In addition, special conservation or ecology projects conducted by local schools could be publicized or displayed as appropriate.

e. Incentives

Responsibility: Town Staff and Officials
Interjurisdictional Cooperation

The use of incentive programs that could result in the conservation of important natural resource areas should be actively explored. Incentives in the form of tax relief or some other form of financial rebate, e.g., the Williamson Act, income tax allowance for land gifts, etc., would be important in this regard. New forms of tax relief would require a higher level of public involvement (state and federal legislation) to enable flexibility at the local

606.2.e.(cont.) level, but policy could be adopted in favor of such incentives. Specific consideration should be given to the impact on local property tax revenues with costs and benefits fully evaluated.

f. Specific Remedial Activity

Responsibility: Town Staff, Officials and Conservation Committee
Private Organizations
Individual Residents
Property Owners

In some cases, remedial activity, to be effective, may require participation of all segments of the community. In most cases, however, individual initiative by local residents and property owners will be sufficient to carry out specific efforts for protection of the environment, such as:

- replanting to prevent erosion
- control or elimination of exotic weed species
- proper use of appropriate pesticides
- removal of dead vegetation to reduce fire hazard
- replacement of highly flammable vegetation with less flammable materials
- use of native plants in preference to exotics in replanting
- treatment of diseased trees
- protection of stream side vegetation.

These activities may require Town review if they are proposed as part of specific projects for land use or development. In any case, such remedial activities should be kept track of, to the extent possible, to make sure they are based on the best technical advice available.

In cases where the extent of the problem includes an area larger than an individual ownership, cooperative or coordinate effort would be needed. In such cases, the Town can play an important role. Some activities such as removal of any long-standing obstruction to natural drainage or resto-

506.2.f.(cont.) ration of stream sides have such great potential for adverse impact that review by Town officials prior to action would be desirable in all cases.

In addition to the specific remedial efforts, a procedure should be developed for monitoring, to the extent possible, known or potential environmental problems to ensure that irreversible damage will not occur. Examples of problems that might be monitored include stream siltation, pollution of subsurface and surface waters, soil erosion, the potential or imminent danger associated with fire hazard areas (in conjunction with the Fire District), the destruction of soil by man and animal or other forms of environmental misuse, the potential or imminent danger from land instability, particularly landslides, etc. The extent of monitoring activity that can be conducted is constrained by financial limitations. Town Staff, in cooperation with informed and concerned citizens, however, should be able to establish a basic procedure for tracking those existing or potential problems of greatest concern.

APPENDIX I -- Emergency Road Connections

607. The following diagrams show emergency road connections that appear desirable within the Los Altos Hills Planning Area. The emergency connections and the existing road or roads immediately related to the connections are described by a series of dots. This provides a clearer indication of how the proposed connection is tied to the major circulation system of the Town than if the emergency connection alone were shown. In some cases the emergency connections might actually be developed as land service roads.

608. To facilitate reference, the emergency road connections have been drawn on base maps that are portions of the General Plan Diagram, and are at the same scale, 1" = 1000'.


Emergency Road Connection
PALO ALTO HILLS GOLF AND COUNTRY CLUB
LUPINE
RD.
PURISSIMA
VISCAINO
JUNIPERO SERRA
ALTAMIRO
BIRCH LANE
PAGE MILL RD.
VIA VENTANA
BAIONES
EDGERTON ROAD
MOUNTAIN
BLACK
CREEK


Emergency Road
Connection
MIRANDA
EDITH
FREMONT
RD.
OLD ALTOS
RD.
ROBLEDO
CHAPIN
RD.
BURKE
RD.
UNIVERSITY
PLANNING
CONVENTION
ROAD
LAS PALMAS
SIERRA
ROBLES
DRIVE
LA RENA
DRIVE
SITE
OHLONE INDIAN
VILLAGE
HILLS


CENTRAL DRIVE
BYRNE PRESERVE
TAFFE
MOODY RD
HIDDEN VILLA
Emergency Road Connection


FOOTHILL COLLEGE
Foothill College
DARE HOME
Gallery
HOME
P
Margaret House
PROSPECT AVE.
SUMMERWOOD DR.
LOMA DRIVE
ADOBE
ADOBE CREEK
STONEBROOK DR.
MAGDALENA AVE.
RAVENSBURY
OLIVE TREE LANE
HILLTOP DR.
FAIRHOPE DRIVE
Emergency Road Connection

APPENDIX 2 -- Santa Clara County Housing Element Program Reference Data

609. State requirements for city and county housing elements are set forth in Section 65302(c) of the Government Code and in guidelines adopted by the Commission of Housing and Community Development under Section 37041 of the Health and Safety Code. The foregoing require compilation and analysis of data and information on factors affecting the supply of housing in local communities. Los Altos Hills has participated as a member jurisdiction in the County-wide Housing Element Program of Santa Clara County since 1969. All of the data developed as a part of that program has been available to and used by Los Altos Hills in the preparation of its housing element. The major documents of relevance are listed below:

1. Housing Element of the General Plan of Santa Clara County, September 1973.
2. The Joint Housing Element 1971, October 1971.
3. Fair Housing in Santa Clara County, April 1973.
4. Social Concerns in Housing, February 1971.
5. Zoning and Housing, December 1970.
6. Housing Space Standards, November 1970.
7. Housing Codes, November 1970.
8. Tenant-Landlord Problems, November 1970.
9. The Cost to Occupy Housing, October 1970.
10. The Housing Situation 1969, February 1970.

610. While Los Altos Hills does not necessarily agree with all conclusions and policies contained in the documents prepared under the program, the basic data and most of the conclusions are deemed appropriate in Los Altos Hills. The major difference is that Los Altos Hills does not agree that housing should be distributed rather uniformly by type throughout the county. Rather, the Town believes the distribution of housing must be related to basic land use and circulation criteria as are enunciated in the policies and description contained in the Town's housing element.

611. In addition, the analysis of housing matters contained in the 1959 and 1963 versions of the Town General Plan have provided background input as has the "Housing Element - Phase I of the General Plan, Town of

611. (cont.) Los Altos Hills, July 1969".

APPENDIX 3 -- Basic Reference Sources

612. A. Previously adopted Los Altos Hills Planning Documents:

1. Interim Open Space Plan, Town of Los Altos Hills, August 1972, William Spangle and Associates, Portola Valley, California, Adopted by Town Council, September 5, 1973.

2. Master Plan for Storm Water Drainage, March 1969, Charles S.Mc Candless and Company, Palo Alto, California, Adopted by Town Council January 19, 1970.

3. Housing Element - Phase I of the General Plan, Town of Los Altos Hills, July 1969, William Spangle and Associates, Portola Valley, California, Adopted by Town Council, October 6, 1969.

4. Recreation Element of the General Plan, Town of Los Altos Hills, April 1969, Nestor Barrett Planning Consultant, San Jose, California, Adopted by Town Council July 5, 1966.

5. General Plan - Revision of 1963 - Town of Los Altos Hills, California, Nestor Barrett Planning Consultant, San Jose, California, Adopted by Town Council, November 4, 1963.

6. General Plan, Town of Los Altos Hills, California, 1959, Nestor Barrett Planning Consultant, San Jose, California, Adopted by Town Council December 7, 1959.

7. Preliminary Report on a GENERAL PLAN for the Town of Los Altos Hills, California, First Revision, Nestor Barrett, Planning Consultant, San Jose, California, April 1, 1959 (Adopted as part of 1959 General Plan, see above).

B. General Plan Revision background and other Planning Studies, prepared for Los Altos Hills by William Spangle and Associates, City and Regional Planners, Portola Valley, California.

1. Basic Data Maps, 1972-73, prepared at a scale of 1" = 1000':
   a. Planning Area Base Map, (source USGS), October 1973.
   b. Physical Constraints Overlay, October 1973.
   c. Drainage Overlay, October 1973.
   d. Major Property Ownerships, October 1973.
   e. Existing Zoning Planning Area, October 1972.
   f. Existing Housing Units as Percentage of Housing Unit Holding Capacity, October 1972.
   g. Existing Land Use, Generalized, September 1972.

2. Preliminary Policies Statement, September 1972, revised January 12, 1973.

3. Traffic Study, September 1972.

4. Population Analysis and Projection, February 23, 1973.

B. (cont.)

5. Public Facilities Study, December 1970.

6. Holding Capacity Study, August 1970.

7. Existing Land Use Maps, Town of Los Altos Hills, Santa Clara County Planning Department, San Jose, California, June 1967. Updated by William Spangle and Associates for Los Altos Hills, June 1970, scale 1" = 1000'.

8. Proposed MMCP Area Plan, March 1970. Never adopted.

9. Slope-Density Study Phase II, Proposed Amendments to the General Plan, Zoning Ordinance and Subdivision Ordinance, June 1968.

10. Slope-Density Study Phase I, Town of Los Altos Hills, October 1967.

11. Slope Classification Map, Town of Los Altos Hills, Slope-Density Study Phase I, September 1967, scale 1" = 1000'.

C. Plans and Background Reports of Neighboring Municipalities:

1. Cupertino

a. Open Space and Conservation Element - Cupertino General Plan, Cupertino Planning Department, Cupertino, California, August 1973.

2. Palo Alto

a. Open Space Element of the Palo Alto General Plan, City of Palo Alto Planning Department, Palo Alto, California, April 1973.

b. Final Report to the City of Palo Alto, Foothills Environmental Design Study - Open Space vs. Development, Livingston and Blayney, City and Regional Planners, San Francisco, California, February 1971.

c. Final Report, Transportation Planning Program, City of Palo Alto, DeLew Cutter and Company, San Francisco, California, July 1969.

d. Parks and Recreation Policy Study, City of Palo Alto Planning Department, Palo Alto, California, Deptember 1969.

e. Foothills Fire Hazard, The Feasibility of Fire Zoning, City of Palo Alto, California, October 9, 1968.

D. Plans and Background Reports, Santa Clara County, California:

1. Profile '70 - A Socio-Economic Data Book for Santa Clara County, Social Planning Council of Santa Clara County, Inc., County of Santa Clara Planning Department, San Jose, California, August 1973.

2. A Plan for the Conservation of Resources, Santa Clara County Planning Department, San Jose, California, Adopted June 27, 1973, by the Santa Clara County Board of Supervisors as an Element of

12.D.2.(cont.) the General Plan, including a series of resource maps at 1" = 2 miles, prepared as part of the Conservation Element program.

3. Housing Element of the General Plan of Santa Clara County, Santa Clara County Planning Department, San Jose, California, June 1973. For a complete list of documents prepared by the County as part of the Joint Cities-County Housing Element Program, see Appendix 2.

4. An Urban Development Open Space Plan for Santa Clara County, 1973-1978, Planning Department, San Jose, California, Adopted May 30, 1973, by the Santa Clara County Board of Supervisors as an Element of the General Plan.

5. Basic Data Maps, Santa Clara Monte Bello Ridge Mountain Study, Unpublished, Santa Clara County Planning Department, San Jose, California, 1972-73, including:
   a. Vegetation — Scale: 1" - 1000'
   b. Slope — "
   c. Relative Geologic Stability — "
   d. Major Property Owners — "
   e. Existing Land-Use 1972 — "

6. Environmental Geologic Analysis of the Monte Bello Ridge Mountain Study Area, Santa Clara County, California, Thomas H. Rogers and Charles F. Armstrong, California Division of Mines and Geology, Sacramento, California, 1973, prepared in conjunction with the Santa Clara County Planning Department, 1972, including:

   a. Monte Bello Ridge Mountain Study, SURFICIAL GEOLOGY MAP, County of Santa Clara, Cities of Saratoga and Cupertino, Town of Los Altos Hills, Scale: 1" = 1000'.

   b. Monte Bello Ridge Mountain Study, Relative Geologic Stability Map, County of Santa Clara, Cities of Saratoga and Cupertino, Town of Los Altos Hills, Scale: 1" = 1000'.

7. A Plan for Regional Parks, Santa Clara County, County of Santa Clara Planning Department, San Jose, California, Adopted as the Parks and Recreation Element of the General Plan by the Board of Supervisors, February 9, 1972.

8. Planning for Parks and Recreation, Santa Clara County, Santa Clara Planning Department, San Jose, California, Spring 1971.

9. Aerial Photos, Los Altos Hills Planning Area, Cartwright Aerial Photos, Sacramento, California, May 28, 1969.

10. Santa Clara County Transportation Planning Study Final Report, County of Santa Clara Joint Staff effort, San Jose, California, April 1969.

11. Soils of Santa Clara County, United States Department of Agriculture, Soil Conservation Service, Berkeley, California, August 15, 1968, including Air Photos of Soil Survey, Scale: 1" = 1000'.

612.D.(cont.)

12. Background on Noise Problem, Paul S. Veneklasen and Associates, for Airport Land Use Commission, Santa Clara County, Santa Monica, California, December 21, 1972.

13. Design of Noise Reduction for Foothill Expressway, C. Michael Hogan and Harry Seidman of ESL Incorporated, for Santa Clara County, Sunnyvale, California, March 15, 1971.

E. Plans and Background Reports prepared by the Association of Bay Area Governments, Berkeley, California:

1. Estimates of Housing Needs: San Francisco Bay Area, 1970, October 1973.

2. Zoning and Growth in the San Francisco Bay Area, with attachments, June 1973.

3. How to Implement Open Space Plans for the San Francisco Bay Area, three volumes, June 1973.

4. Regional Plan 1970:1990, San Francisco Bay Region, July 1970.

5. Regional Housing Study, October 1968.

F. State-Federal:

1. Open Space Zoning Handbook, Assembly Select Committee on Open Space Lands, California Legislature, Sacramento, California, April 1973.

2. California Environmental Quality Act of 1970, as amended by AB 889, Chapter 1154, Public Resources Code, State of California, originally approved by Governor, September 18, 1970, approved as amended December 5, 1972.

3. National Environmental Protection Act, Public Law 91-190, Ninety-First Congress, S. 1075, January 1, 1970.

4. The Economic Impact of Noise, U. S. Environmental Protection Agency, Washington, D. C., December 31, 1971.

5. Effects of Noise on People, U. S. Environmental Protection Agency, Washington, D. C., December 31, 1971.

6. Fundamentals of Noise: Measurement, Rating Schemes, and Standards, U. S. Environmental Protection Agency, Washington, D. C., December 31, 1971.

7. List of References on Noise and Noise Abatement, U. S. Environmental Protection Agency, Washington, D. C., undated.

8. Noise Assessment Guidelines, U. S. Department of Housing and Urban Development, Washington, D. C., August 1971.

612.F. (cont.)

9. Noise Level Information for City and County General Plans, California State Department of Transportation, Sacramento, California, July 1973.

10. Quiet City Report, League of California Cities, Los Angeles, California, January 1973.

11. The Social Impact of Noise, U. S. Environmental Protection Agency, December 31, 1971.

G. Miscellaneous Reference Sources:

1. The Mid-Peninsula Population, 1960-1970, a Background Report, William Spangle and Associates, Portola Valley, California, May 1972.

2. A Search for Solutions: South Bay Regional Housing Conference, Ed. University of California Extension, Santa Cruz, California, July 1970.

3. Hillside Development Guide, Black Mountain Soil Conservation District, Morgan Hill, California, September 1, 1965.

4. Geologic Map and Sections of the Palo Alto 15' Quadrangle, T. W. Dibblee, Jr., U. S. Geological Survey, Menlo Park, California, California State Division of Mines and Geology, 1966. Geology mapped in 1963 on 1961 base by USGS, Scale: 1" = approx. 1 mile.

5. Study and Evaluation of Arrangements for Fire Department Service and Future Needs in Los Altos Fire Protection District, Gage-Babcock and Associates, Inc., May 1970.

APPENDIX 4 -- Implementation.

613. The General Plan includes many recommendations for action programs to carry out the proposals of the Plan. Also, the Plan includes proposals for further studies which are necessary prior to formulating action programs. The following list of recommended implementation measures is drawn from or based on the General Plan. It is recommended that the Town undertake orderly study and action on these recommended measures. Also, as additional suggestions for implementation measures are developed, they should be added to this list. The recommendations are keyed to the Element of the General Plan to which they relate most directly.

LAND USE ELEMENT

614. 1. Discussions should be undertaken with the Palo Alto and Los Altos School Districts in an effort to implement the recommendations in the Plan relative to the school properties.

2. The requirements for Town Hall space and related Town needs should be studied and projected. Based on this study, a decision should be made as to the appropriate site for Town Hall and related activities.

3. The Town should review the need for a plan for the MMCP area, and if necessary, adopt a General Plan for this sub-area of the Town.

4. A committee should be established to develop a systematic program for undergrounding existing overhead wires within the Town. This committee should also develop alternative methods for program implementation.

CIRCULATION ELEMENT

615. 1. Coordination with Palo Alto should be continued with respect to the Arastradero Road Design.

OPEN SPACE ELEMENT

616. 1. The zoning, subdivision, and site development ordinances should be amended to help provide for implementation of the open space conservation area concept.

2. The zoning ordinance should be amended to establish an open space zoning district which will carry out the intent of the open space preserve land use category in the General Plan.

3. A Town committee should be established to define open space preserves that should be established through the Town as recommended in the General Plan.

4. Studies should be undertaken of the possible future uses of the Neary Quarry and current operations.

5. Procedures for establishing and preserving historic sites should be reviewed and appropriate amendments to zoning and other regulations prepared.

RECREATION ELEMENT

617. The subdivision ordinance should be reviewed and amended to require dedications which are necessary for conformance with the recreation standards recommended in the General Plan.

HOUSING ELEMENT

618. The Town should actively participate in studies and programs in the mid-peninsula area that are aimed at solving housing problems in a manner consistent with the Town's Housing Element.

CONSERVATION ELEMENT

619. The components of the conservation action program included in the

619. (cont.) Conservation Element should be undertaken. Particular priority should be given to:

a. Improvement of the EIR process to ensure adequate review by appropriate specialists on behalf of the Town.

b. Zoning, subdivision and site development ordinances and building permit review procedures should be reviewed to determine how they can better achieve the conservation objectives outlined in the Conservation Element. In particular, consideration should be given to including provisions in the ordinances to help ensure recognition of soils and geology in the regulation process.

NOISE ELEMENT

620. The following measures provide an approach for implementation of proposals to the Noise Element:

1. Evaluate the range of noise issues that face the Town and determine appropriate priorities and approaches for dealing with individual issues, including the need for retaining professional noise consultants.
2. Maintain liaison with the State Department of Transportation regarding reduction of noise from Interstate 280.
3. Evaluate studies of noise associated with IS 280, now being prepared (July 1974), by the State Department of Transportation, and determine and implement appropriate noise attenuation alternatives, including any revisions to zoning, subdivision, and site development ordinances.
4. Maintain liaison with Santa Clara County regarding reduction of noise from Foothill Expressway.
5. Revise building code to include requirement designed to reduce

620.5. (cont.) noise transmission in or from buildings and provide for additional sound insulating in high-noise areas, e.g. IS 280 corridor.

6. Maintain liaison with Health Department in the preparation of standards and ordinances and for assistance in on-site measurements of noise levels.

7. Evaluate environmental impact of noise from major transportation facilities as part of review and approval of all land development proposals, including singe-lot development.

8. Revise zoning, subdivision, and site development ordinances as necessary to provide for impact evaluation of noise and implementation of appropriate measures for attenuation.

9. Study the possibility of restricting the operation of vehicles of more than two (2) axles to daytime hours only.

SCENIC HIGHWAYS ELEMENT

621. 1. Initiate a corridor study for intercommunity roads as soon as possible, employing a professional planning consultant.

2. Review the zoning, subdivision and site development ordinances from time to time to determine how they can better achieve scenic road design and scenic corridor preservation.

APPENDIX 5 -- Compliance with California Environmental Quality Act.

622. Section 15147(c) of the Guidelines for Implementation of the California Environmental Quality Act of 1970 states that the requirement for an EIR on a local General Plan will be satisfied by the General Plan document, i.e., no separate EIR will be required, if: (1) the General Plan addresses all the points required to be in an EIR by Article 9 of the Guidelines; and (2) the document contains a special section or cover sheet identifying where the General Plan document addresses each of the points required. This Appendix has been prepared to respond to these provisions of the Guidelines with the sections below corresponding to the items in Article 9 of the Guidelines. Within each section, information indicating where the General Plan addresses points required is identified.

623. In essence, all information within the General Plan responds, in one manner or another, to the points required by Article 9. The proposals having the most long-term impact on the Los Altos Hills environment, however, are for very low to low density residential use, open space preservation, and circulation. Based on this evaluation, therefore, the references provided below relate primarily to environmental impact of these proposals.

Description of Project:

624. General description of the project is contained in the Introduction, pages I-V, and Part I, Provisions, pages 1-9, and Part II, page 10.

a. The precise location and boundaries of the Town, its planning area and its sphere of influence are shown on the diagram on page 2-A. The diagram on page 4-A provides a general description of the project's location within the mid-peninsula region of the San Francisco Bay Area, as does the discussion page 2. The topographic character of the project area is shown on the Plan Diagram, Part III of the

624.1.(cont.) General Plan.

b. Regional Goals, page 6, and Community Goals, page 7, provide the statements of general objectives sought by the Plan. Objectives for Residential Areas, page 12; Open Space, pages 44 & 45; and Circulation, page 31, provide more detailed statements related to the major proposals of the Plan.

c. Community structure, page 7, provides a general description of the project's technical, economic and environmental characteristics, which in turn imply the engineering proposals that might be expected.

Description of Environmental Setting:

625. Part I, General Provisions, pages 1-4, and pages 67-71 of the Conservation Element, provide a general description of the environmental setting. More specific information is provided in the description sections of the Land Use Element, particularly pages 14-22; Circulation Element, pages 34-41; and the Open Space Element, pages 46-55.

Environmental Impact:

626. The points required to be addressed in relationship to the environmental impact of major proposals of the General Plan are

a. The Environmental Impact of the Proposed Action;

b. Any adverse environmental effects which cannot be avoided if the proposal is implemented;

c. Mitigation measures proposed to minimize the impact;

d. Alternatives to the proposed action;

e. The relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity;

f. Any irreversible environmental changes which would be involved in the proposed action should it be implemented;

626. g. The growth-inducing impact of the proposed action.

These points are addressed in relationship to the major proposals of the General Plan on the following pages:

Very low to low density residential.....pages 12-22 and 62-64

Circulation .....pages 34-41

Open Space Preservation .....pages 42-55.

"Mitigation measures proposed to minimize the impact", while generally discussed in all elements, are described in detail on pages 71-76 of the Conservation Element.

NOISE ELEMENT

Background to Preparation

701. The purpose of the NOISE ELEMENT of the Los Altos Hills General Plan is to provide a basis for critically evaluating noise issues determined to be significant by the community and recommending viable solutions. The Element establishes policy indicating the Town's general intentions regarding noise and noise sources in the community and is intended to serve as a basic source of information on noise. In addition, it provides direction for reviewing existing Town standards, and establishing new standards and criteria, as appropriate, for regulation of noise emissions determined most offensive and for protecting land uses against impact of present noise sources.

702. The Noise Element has been prepared in response to requirements of the State of California. In addition, the Element has been prepared in direct response to the major community goal contained under "General Provisions" of the adopted General Plan for the Town, which states:

> "Los Altos Hills should be a community dedicated to maintaining a rural atmosphere, where people can live in the midst of open space, exposed to minimum noise, congestion

702.(cont.) and confusion, and with sufficient space on each lot to allow for the pursuit of space-consuming activities, such as small-scale farming, the keeping of horses, and outdoor recreation."

General Description of Noise Problem

703. Noise is, most simply, sound. Shrieks, whines, buzzes, clatters, roars, etc., caused by machines and vehicles in transport, manufacturing, construction, etc. are examples of unwanted sound. In contrast, speech and music are sounds which are usually wanted. The degree of annoyance from sound is subjective, however, with different people experiencing various characteristics of discomfort to the same noise.

704. Because of the great deal of information which exists today on how various noise levels and other noise parameters affect people in communities, it is becoming increasingly apparent that action must be taken by communities and individuals alike to minimize the impact of noise. Determining appropriate action, however, based on agreed upon standards, and criteria, is complicated by the complex nature of noise, and the varying degrees of annoyance experienced by individuals. Factors which influence typical responses to noise include not only the noise levels and their frequency spectrum, but also the time character of noise (e.g. impulsive or continuous), when it occurs (e.g. night or day), where it occurs (e.g. quiet residential neighborhood or noisy industrial plant), and its general familiarity (e.g. train whistles versus sonic boom). When noise is prevalent in a community, the effects are widespread and can include:

1. Psychological effects of fear, annoyance, interference with work, disruption of sleep or rest.
2. Interference effect with speech and communication.
3. Physiological effects of hearing loss (either temporary or permanent), aural pain, nausea, loss of muscular control,

704.3.(cont.) blurring of vision.

4. The economic effect of loss of property value.

705. Success of community action in noise abatement depends on making the public aware of what can be done, securing public support for Town programs, and getting voluntary reduction in noise generated by individuals.

State Law Requirements and CIR Guidelines

706. The Noise Element has been prepared pursuant to the Government Code of the State of California, and the General Plan Guidelines issued by the California Council on Intergovernmental Relations (CIR). Section 65302(g) of the Government Code requires a noise element of all city and county general plans, as follows:

> "A noise element in quantitative, numerical terms, showing contours of present and projected noise levels associated with all existing and proposed major transportation elements. These include but are not limited to the following:
>
> 1. Highways and freeways;
> 2. Ground rapid transit systems;
> 3. Ground facilities associated with all airports operating under a permit from the State Department of Aeronautics.
>
> "These noise contours may be expressed in any standard acoustical scale which includes both the magnitude to noise and frequency of its occurrence. The recommended scale is sound level A, as measured with A-weighting network of a standard sound level meter, with corrections added for the time duration per event and the total number of events per 24-hour period.
>
> "Noise contours shall be shown in minimum increments of five decibels and shall be continued down to 65 db(A). For regions involving hospitals, rest homes, long-term medical or mental care, or outdoor recreational areas, the contours shall be continued down to 45 db(A).
>
> "Conclusions regarding appropriate site or route selection alternatives or noise impact upon compatible land uses shall be included in the general plan.
>
> "The state, local, or private agency responsible for the construction or maintenance of such transportation facilities shall provide to the local agency producing the general plan, a statement of the present and projected noise levels of the facility, and any information that was used in the development of such levels."

707. To satisfy provisions of the Government Code, the prime thrust of the Noise Element for Los Altos Hills deals with noise generated from traffic movement on IS 280, Foothill Expressway, and local roads, particularly in relationship to impact on adjacent residential uses. While such noise issues do take up a significant portion of the Element, other noise issues that have been articulated by community residents are also considered.

708. The CIR general plan guidelines provide direction on the scope and nature of the Noise Element and methodology to be used in element preparation. In addition, the guidelines provide recommendations for implementation of proposals in the Noise Element and describe the following relationships of the Noise Element:

709. To the other Elements: The Noise Element is related most closely to the Circulation, Land Use and Housing Elements, since it provides noise level standards related to the compatibility of Land Use, of which residential use will be a highly important component. Noise level standards thus can be the decisive factor in locating transportation facilities (or their design) in relation to existing or planned land use. Consideration should be given to the adverse effects of noise on activities taking place both in the out--of-doors and in structures not insulated against sound. The Noise Element is also closely related to the Open Space Element, since noise can adversely affect the enjoyment of quiet pursuits in open space. Conversely, open space can be employed to buffer noise sources from sensitive uses through distance and extensive tree planting.

710. To environmental impact questions: Socially, excessive noise is disruptive, and may be physically and psychologically damaging. Economically, excessive noise adversely affects property values and levels

710. (cont.) of productivity. In the past the costs of excessive noise from transportation facilities have been passed on to those in the vicinity rather than being borne by the producer of the noise.

711. To other agencies: The law requires state, local or private agencies responsible for the construction and maintenance of major transportation facilities, provide present and projected noise levels for their facilities. This includes, but is not limited to:

State Department of Transportation
Regional Transit Authorities
Local Public Works Departments
Rapid Transit Districts
Airport Ground Facilities
Private Air Carriers
Private Freight Carriers
Railroad Companies.

Studies Currently in Progress

712. Noise associated with IS 280 has elicited the most vocal and organized citizen response. The extensive work of the Town's Noise Abatement Committee resulted in a special study now being conducted by the Division of Highways of the California State Department of Transportation. Noise associated with Foothill Expressway has also generated specific studies by Santa Clara County.

713. A noise contour map indicating present and projected noise levels for Interstate 280 has been prepared by the State Division of Highways. This map is on file at Town Hall and is included by reference in the Noise Element. The State Division of Highways is also in process of preparing a special study of the impact of noise generated from traffic movement on Interstate 280 in the Los Altos Hills area, including recommendations for attenuation of excessive noise emissions. The special study was not available during preparation of the Noise Element, and according to Division sources, will not be available until after the

713.(cont.) September deadline for preparation of the Noise Element.

714. Results of the special study being conducted by the Division of Highways and the work being done by Santa Clara County should be used as the basis of more detailed evaluations proposed in the Noise Element. The information from these studies may also result in revisions to standards and criteria described in the Element.

NOISE ELEMENT

Introduction

715. Due to the character of land use in Los Altos Hills, i.e. low density residential use devoid of industrial or commercial uses, a majority of noise-producing sources normally found in Bay Area cities are not a part of the Town's environment. Noise generated from traffic movement on the major transportation facilities of Interstate 280 and Foothill Expressway, however, has significant impact on a substantial portion of the Town's population, particularly IS 280 (see "Sub-Regional Circulation Map", Part I, General Provisions). In addition, vehicle noise on local roads, although to a lesser degree than noise associated with major transportation facilities, affects use of adjoining residential properties.

716. The prime thrust of the Noise Element is directed at dealing with noise associated with the major state and county transportation facilities and local roads. Due to the potential negative impact on people of other types of noise, however, other noise issues and sources must also be considered. Examples of other noise sources include construction activity, leisure activity (stereos, home improvement tools), outdoor activity such as power mowers, chainsaws, etc., refuse collection, and so on.

717. Contained in sections of the Element, following definition of terms, is policy related to noise issues. This policy is directed at minimizing effects of existing objectionable noise sources and ensuring that potential disruptive effects of noise are considered in all future land use proposals, including implementation of appropriate mitigative measures. In addition, significant noise issues are briefly discussed and suggestions provided for critically evaluating related noise problems and determining viable solutions to such problems. The basic source of information used in preparation of policy and proposals for IS 280 was the noise contour map indicating present and projected noise levels for the freeway, prepared by the State Department of Transportation and titled "Noise Contours for Los Altos Hills", received by the Town in April 1974. This map is included as Appendix A of this Element.

Definitions

718. Definitions of technical terms used in the Noise Element are contained in Appendix B.

Objective

719. To provide for reasonable freedom from all types of noise which would interfere with the enjoyment by residents of a lifestyle in which the natural environment in all its aspects is the dominant characteristic.

Principles

720. 1. General

a. Noise level, frequency, time character, when and where it occurs, and familiarity should be compatible with the Town's rural atmosphere and consistent with Town standards.

2. Transportation Facilities

a. In planning and development of any new major transportation

720.2.a.(cont.) facility or improvement of an existing facility, all reasonable measures for mitigation of impact of noise should be provided.

b. The rights-of-way of all roads and highways should be of sufficient width to allow plantings to help buffer residents from vehicle noise.

3. Residential Land use

a. All land development adjacent to Interstate 280 or Foothill Expressway should be designed so as to minimize the social, psychological, physiological, and economic impact of noise generated by traffic movement, and land developers should make sure to provide for noise attenuation.

b. Residential construction in high noise level areas should include provisions for structural insulation as necessary to ensure maximum possible damping.

c. Individual use of noise-generating aparatuses should not interfere with the normal use and enjoyment of outdoor or indoor areas on surrounding properties.

4. Non-Residential Land Use

a. The noise level at the boundary of a parcel occupied by a non-residential use (e .g. horse stables, private recreation facilities, schools) should be no higher than generally prevailing for residential land uses.

5. Construction Activity

a. Noise generated from construction equipment should be attenuated to the maximum extent possible.

b. Hours of construction activity should be regulated, as

720.5.b.(cont.) much as reasonably possible, to ensure minimum impact of noise on surrounding residential properties.

Policy

721. All appropriate methods for reduction of noise at the source (i.e. automobile, aircraft, etc.) should be supported.

Standards

722. 1. Sound Measurement: Sound should be measured with a standard noise level meter switched to the weighting network labled "A".

2. At a minimum, the following exterior noise level standards* should not be exceeded:

Noise Source	Maximum Decibels Day/Night**	Scale	Minimum Distance in Feet
Persons	60/50	A	50
Animals	65/55	A	50
Motor vehicles	82/70	A	50
Farm tractors	82/60	A	50
Implements of husbandry	55/45	A	300
Sound-producing devices (i.e. public address systems, music amplifiers, horns, explosives,etc.)	55/45	A	300
Aircraft	60/50	A	1000
Machines, tools, or appliances	55/45	A	50

* These standards were adopted by Ordinance on March 13, 1971, see Section 5-2.02, Chapter 2, Title 5, Los Altos Hills Municipal Code. As new information becomes available these standards may need revision.

** Day-time is the period from 7:00 a.m. to 10:00 p.m., and night-time is the period from 10:00 p.m. to 7:00 a.m., inclusive, Pacific Standard Time or Daylight Saving Time, as then in effect.

3. In all cases not covered by standards contained in #2, above, noise being generated shall not be in excess of five (5) decibels above the ambient noise level.

722.(cont.) 4. Interior Noise Levels. Interior community noise equivalent levels (CNEL) with windows closed, attributable to exterior sources, should not exceed an annual CNEL of 45 dBA in any habitable room. By definition, CNEL measurements are not to be exceeded more than ten percent of the time.

Description

723. Noise issues of greatest concern to the community are briefly described below, including suggestions for critically evaluating related noise problems and determining viable solutions to such problems.

1. Major Transportation Facilities

a. State of California Interstate 280. Noise generated by traffic movement on IS 280 has had significant impact on residential land use in Los Altos Hills. Normal use of residential properties, both interior and exterior, has often had to be modified as a result of noise from the freeway. In addition, there has been some indication property values have decreased as a result of freeway noise, relative to other residential properties in the Town.

Appropriate action for minimizing noise impact on residential properties adjacent to IS 280 should be determined and implemented. Determination of appropriate action should be based on the best information available. Potential solutions for noise abatement include barrier walls along the freeway, special regulations (e.g. additional setbacks) for new land development proposals, sound proofing, additional landscaping, including landscaping maintenance provisions, fee purchase of offended properties, etc. Alternatives for

723.1.a.(cont.) barrier walls, in particular, will have to be evaluated in terms of aesthetic impact.

Liaison should be maintained with the State Department of Transportation regarding reduction of noise from IS 280.

b. County of Santa Clara Foothill Expressway. Noise generated from traffic movement on Foothill Expressway particularly affects properties in the northeast portion of the Town. The impact is significant on these properties and attenuation measures are needed. All available information on the problem of noise associated with the expressway, and other relevant information should be evaluated and appropriate action for noise attenuation determined and implemented.

Liaison should be maintained with Santa Clara County regarding reduction of noise from Foothill Expressway.

2. Minor Transportation Facilities

a. Local Roads. Noise generated from traffic movement on local roads generally does not have significant impact on normal residential uses. However, there are a few notable exceptions: El Monte from Foothill College to the Town limits; Arastradero-Page Mill Roads to the Town limits; Stonebrook from the Town limits to El Monte. Local speed limit laws, and ordinance provisions limiting commercial vehicles on many local roads help to ensure that normal noise levels are maintained below 65 dBA. Problems have resulted, however, from poorly muffled motorcycles or mini-bike traffic. The State Vehicle Code provides for regulation of such vehicles. It appears, therefore, control of these noise sources is a matter of law enforcement and voluntary compliance by Town citizens.

723.

3. Other Noise Issues. The following noise issues are of less overall concern to community residents than the transportation issues described above:

a. Noise generated from non-residential land use: The major sources of non-residential noise, other than sources associated with transportation facilities, are private recreation facilities, elementary schools, and Foothill College. Noise generated from use of these facilities, particularly at peak use periods, can be disruptive to those residents on adjacent parcels. The magnitude of noise problems associated with the College and such facilities as Adobe Creek Lodge, Fremont Hills Country Club and commercial horse stables, should be fully evaluated and regulation provided to ensure noise levels generated from these sources are compatible with adjacent residential uses.

b. Noise generated from Construction equipment: Noise generated from construction equipment, although usually only having impact for a limited period of time, can severely restrict enjoyment of use of residential properties. Due to the topography of the community, noise from construction equipment often carries for great distances. Equipment operation should be limited to normal week-day working hours, and all equipment operating within the Town should be required to be equipped with the most up-tp-date noise-muffling devices generally available.

c. Noise generated from use of residential properties: Amplified music, power mowers, chain saws, workshop and other home improvement tools, auto repair (e.g. engine run-up), etc., are

723.3.c.(cont.) all potentially offensive noise sources. Current standards should be evaluated in light of recently available general information on the social-psychological effects of noise and revised as necessary. In addition, the Town should, through the Noise Abatement Committee, provide information to individual property owners reminding them of their responsibility in noise abatement.

d. Miscellaneous Noise: Many noise sources exist which have varying effects on residents of the community. The following sources, and any others that are deemed offensive, should be evaluated, and where found appropriate, standards and criteria established for noise abatement:

1) Aircraft noise (piston and jet engines, helicopter blades, etc.)

2) Refuse collection (trash cans, engine exhaust, loaders, compactors, etc.)

3) Animals (barking dogs, etc.)

APPENDIX A

724. Noise Contour Map

Appendix A is the Noise Contour Map, indicating present and projected noise levels for Interstate 280, prepared by the State Department of Transportation, and titled "Noise Contours for Los Altos Hills", received by the Town of Los Altos Hills in April 1974. This map is retained in Town files and hereby incorporated by reference as a part of the Noise Element of the General Plan.

APPENDIX B

725. Definition of Terms

The following terms and definitions used in the Noise Element have been assembled from basic referenced sources listed in Appendix C:

Ambient Noise: Background noise. The total of all noise in a system or situation, independent of the presence of the desired signal.

Attenuation: When used in relation to noise, to weaken the intensity of a particular noise, either by modification at the source or by means of some form of barrier.

A-Weighted Sound Level: A quantity, in decibels, read from a standard sound-level meter that is switched to the weighting network labeled "A".* The A-weighting network discriminates against the lower frequencies according to a relationship approximating the auditory sensitivity of the human ear at moderate sound levels. The A-weighted sound level measures approximately the relative "noisiness" or "annoyance" of many common sounds.

---

* The following description, from the League of California Cities' "Quiet City Report" describes standard sound level metering equipment being used by cities to measure noise (essentially the same type of equipment has been used by the State and Santa Clara County in preparing existing and projected noise contours for IS 280 and Foothill Expressway, respectively):

> Sound measuring equipment now being used by cities gives a practical quantitative evaluation of noise based upon the physical fact that noise and other forms of sound in air are caused by vibrations in the air pressure around its steady-state atmospheric value. Such vibrations, in the case of noise, are characterized by rapidly changing frequencies and sound pressures. Average hearing responds to frequencies from about 20 to 20,000 hertz, and to sound pressures from about 0.0002 microbars to 2,000 microbars (1 microbar = 1 dyne per square centimeter), a ratio of ten million to one. To accommodate this range of values, it is customary to use a logarithmic scale expressed in decibels (dB). A reading of 0 dB corresponds to the threshold of hearing and a reading of 140 dB is typical of the noise pressure produced by a large aircraft jet engine. General community noises are usually in the middle range between these two extremes.

725.(cont.)Damping: The dissipation of energy with time or distance. The term is generally applied to the attenuation of sound in a structure owing to the internal sound-dissipative properties of the structure or owing to the addition of sound-dissipating materials.

Decibel: The unit in which the levels of various acoustical quantities are expressed. Typical quantities so expressed are sound pressure level, noise level, and sound power level.

Frequency: The number of oscillations per second (a) of a sine-wave of sound, and (b) of a vibrating solid object, now expressed in hertz (Hz), formerly cycles per second (cps).

Level: The level of an acoustical quantity (e.g. sound pressure), in decibles, is ten times the logarithm (base 10) of the ratio of the quantity to a reference quantity of the same physical kind.

Noise Contour: A line on a map passing through points where the same sound intensity level prevails. Contours form bands of varying width from a noise source.

---

* Continued from preceding page

To account for subjective loudness frequency response properties of the ear, a filter is incorporated which weights the sound pressure according to its frequency content in some specific manner. For community noise problems, the accepted recommended filter today is the A-weighting network of a general-purpose sound level meter. This yields a single number evaluation of noise levels in dB(A) units, which can promote widespread understanding and interpretation of common noise conditions. It is also less costly than most other ways to obtain meaningful results, and these noise level readings can be compared easily with other special psychophysical indices which may be of interest.

APPENDIX C

726.

Basic Reference Sources

See General Plan Appendix 3, Items D 12 and 13, and Items F 4 thru F 11, inclusive.

SEISMIC SAFETY/SAFETY ELEMENT

Part I - Introduction

Purpose

801. The basic purpose of Seismic Safety/Safety Elements is to define geologic and fire hazards so these hazards may be taken into account in General Plan policies and implementation measures. In California, important seismic and other geologic hazards have frequently been ignored in establishing land use policy in General Plans and implementing regulations and programs. The same is true, but to a lesser extent, of fire hazards. The State, in an effort to see that these types of mistakes are not repeated in the future, now requires that cities and counties establish General Plan policy regarding these hazards. State law does not dictate what local policy should be with respect to safety, only that the hazards be recognized.

Seismic Setting

802. Most of California is seismically active. The problem is so intense, in fact, that the State Legislature has supported a Joint Committee on Seismic Safety which has been in operation since 1969. The Joint Committee has submitted its final report to the Legislature. A few excerpts from the report provide insights to the problems faced by local communities:

> California is situated in a seismically active region of the globe, and is laced with earthquake faults that spread over much of the State, including some of its most important urban areas. Consequently, virtually all of California is subject to earthquake shaking, and future earthquakes capable of producing great damage and disaster are inevitable.
>
> Accordingly, the basic approach recommended by the Joint Committee on Seismic Safety is to (1) take all practicable measures that will reduce the present high hazard levels, and (2) avoid creating further hazards by discontinuing imprudent planning, building, and development practices. Such thoughtful seismic safety policies, if persistently pursued and diligently implemented, can bring dramatic reductions in California's earthquake hazard.

802.(cont.) In broad overview, the works of man loom as the principal cause of earthquake hazard. In open country, one should be able to "ride out" a great earthquake in reasonable safety, barring landslides, large-scale liquefaction, and tsunamis. It is primarily the structures built in seismic regions that create the hazard.

Viewed this way, earthquake safety seems disarmingly simple to achieve. All that needs to be done is either leave the landscape untouched or prudently plan where to build, and design every structure and excavation to minimize any hazard created. Accordingly, the seismic safety implications of any proposed action should be evaluated and found acceptable before the action is permitted.

These insights yield useful guidelines for seismic safety measures and policies:

First, thoughtful land use decisions are fundamental to seismic safety. We should make sure not to erect a structure on ground that is subject to high levels of seismic or geologic hazard, unless such construction is unavoidable, or the risk to life and property can be made acceptably low. Sometimes, of course, we are forced to build in areas of high hazard, such as across earthquake faults. A good example is the case of water mains. In such cases, we must use sophisticated and often expensive designs so that the structures and principal mains can accommodate substantial movement without loss of function. We should, moreover, also provide adequate back-up capacity and alternative temporary emergency facilities in case the use of the original facilities is lost.

Second, when contemplating grading or construction in seismic areas, one should first consider the stability of the underlying geologic formations. With ground of doubtful stability under earthquake conditions, building or grading should proceed only after all the likely consequences have been evaluated and approved by competent professionals.

Third, in a seismic region like California decision makers should observe one invariable rule of thumb, namely, that every significant structure in California can be expected to undergo at least one major earthquake in its lifetime. All should therefore be located, designed, and built to withstand future shaking or ground failure in order to minimize possible death or injury and avoid unnecessary or unacceptable damage. In any event, no action should be taken that will make the earthquake risk above levels that reasonable people would presumably consider acceptable. (See Table 1 for a suggested scale of acceptable risks.)

All of the above considerations are important, but the third

802.(cont.) is crucial. Every building should be made as secure against earthquake shaking as is practicable. To this end, no structure should be built unless the geologist, architect, engineer, and builder--as well as the community--are satisfied that it meets adequate standards designed to prevent life-threatening collapse or damage in future earthquakes.

State Planning Law and Guidelines

803. State planning law sets forth the requirements for the Seismic Safety/Safety Elements in two sections of the Government Code:

Section 65302(f)

> A seismic safety element consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failure, or to the effects of seismically induced waves such as tsunamis and seiches.
>
> The seismic safety element shall also include an appraisal of mudslides, landslides, and slope stability as necessary geologic hazards that must be considered simultaneously with other hazards such as possible surface ruptures from faulting, ground shaking, ground failure and seismically induced waves.

Section 65302.1

> A safety element for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazard mapping in areas of known geologic hazards.

In order to provide guidance to cities and counties in preparing these elements, Section 34211.1 of the Government Code requires that the Council or Intergovernmental Relations prepare and adopt guidelines. Such guidelines were adopted by the CIR on September 20, 1973. It is not mandatory that local jurisdictions follow these guidelines; however, they are intended to provide helpful guidance. The main functions of the guidelines are to define the scope of the elements, methodology for preparation, relationships to other general plan elements and other agencies, and suggest methods of implementation.

804. The State Guidelines have been reflected in this Element; however, deviations have been made where appropriate to address particular circumstances relating to the local situation.

Relationship to Other General Plan Elements

805. The State Guidelines suggest the desirable relationships of Seismic Safety and Safety Elements to other General Plan elements as follows:

> The Seismic Safety Element contributes information on the comparative safety of using lands for various purposes, types of structures, and occupancies. It provides primary policy inputs to the Land Use, Housing, Open Space, Circulation and Safety Elements.
>
> The Safety Element contributes to developing Land Use standards and policies. These will relate type and intensity of use to the level of risk from fire and geologic hazard, to the effect of development upon that risk, and to the availability of services and facilities to combat them.
>
> The Safety Element also contributes basic standards and requirements to the Circulation and optional public utilities elements, and will have important implications for the Open Space and Conservation Elements.

The Guidelines further state that because of the close relationship between the Safety and Seismic Safety Elements, the local planning agency may wish to prepare these two elements simultaneously or combine the two elements into a single document. If combined, the Guidelines indicate that the required content and policies of each element should be clearly identifiable.

806. As suggested by the CIP Guidelines, the Safety and Seismic Safety Elements have been combined in this document and are referred to as the Seismic Safety/Safety Element.

Relationship to City Responsibilities

807. While the Seismic Safety/Safety Element has implications for land use policy, it also provides direction for needed actions in other aspects of

local government. It is of major importance that the planning regulations such as zoning, subdivision, grading and building codes provide effective controls and procedures related to Seismic Safety/Safety Element policies. In addition, recommendations in the Seismic Safety/Safety Element relate to programs for disaster preparedness and recovery, fire protections, and utility systems. Follow-through in each of these subject areas is required by the community if the general policy of the Seismic Safety/Safety Element is to be adequately implemented.

Data Sources

808. The nature and quality of available geologic data is critical to the preparation of the Element. Data sources are listed in APPENDIX A. Most of the data for Los Altos Hills is of a generalized nature, the most recent geologic map being at a scale of 1 : 62,500 or about 1 inch to the mile. Such data shows only major observed features and therefore can provide only general guidance. It is therefore not entirely adequate. At this map scale, significant small features are not large enough to show, the level of study may miss some rather large important but visually obscure features, and the degree of precision in recording features and boundaries is not high. Nonetheless, when lacking better data, such information can serve as a basis for general policy and will tend to indicate where additional study is needed.

809. Geologic mapping by Dibblee and Pampeyan in the 1960's provides a general look at the geology of the area. The basic data and interpretive reports of the on-going San Francisco Bay Region Study of USGS and HUD are providing additional data on a wide variety of subjects, but at a scale more sutitable for regional rather than local planning.

810. The California Division of Mines and Geology (CDMG) is completing geologic mapping for Santa Clara County as a part of the County Seismic

810. (cont.)

safety element. This data will in the future be available to the Town and can then be used to refine the Seismic Safety/Safety Element. Also, CDMG completed a study of the Montebello Ridge Area in 1974 which includes a portion of the Los Altos Hills Planning Area.

811. Currently the Town is funding a study of the Black Mountain Fault, which is being undertaken by a graduate student at Stanford University, under the supervision of the Town Geologist.

812. In addition, the Town requires geologic reports on many applications under the planning regulations. These reports are maintained in Town files and provide additional detailed data for selected portions of the community.

Acceptable Risk

813. Inherent in any action to cope with a possible future hazardous event is some decision as to the amount of risk the decision maker finds acceptable. We all live with certain risks each day and make decisions which involve evaluating risks. In planning for a community, the public should make an informed evaluation of the risks attendant to various courses of action when faced with possible future hazardous events. The following excerpts from "Cry California" discusses some aspects of risk with respect to community responsibility:

> ....Where does the responsibility lie for protecting people and property? An often-heard argument is that if an individual wants to take the risk of building in a hazardous area, he should be allowed to do so. The argument goes on that only HE will suffer in the event of a failure. In an isolated location, this position might be acceptable. But in urban and suburban settings, land failure on an individual property usually has intense repercussions on the surrounding area. Decreased property values, possible fire hazards, costly public assistance, and possible physical impact on adjacent land are frequent major results.

813. (cont.) Similarly, a developer often says he is willing to accept the risk in an unstable area. In the end, of course, that risk is passed on to purchasers in the development and to the public agency that assumes responsibility for streets and other public improvements, for the developer is usually out of the picture by the time a failure occurs. Thus the burden is unfairly shifted to all the taxpayers in the community.

It becomes clear that geologic hazards are not private matters, but concern the public in general. It is therefore incumbent upon government to protect the public interest.

Table 1, following, indicates a suggested range of acceptable risks for major classes of structure and occupancies as proposed by the Joint Committee on Seismic Safety together with estimates of extra construction cost needed to reduce risk.

Table 1 — A Scale of Acceptable Risks

Level of Acceptable Risk	Kinds of Structures	Extra Project Cost Probably Required to Reduce Risk to an Acceptable Level
1. Extremely low[1]	Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intertie systems, plants manufacturing or storing explosives or toxic materials	No set percentage (whatever is required for maximum attainable safety)
2. Slightly higher than under level 1[1]	Structures whose use is critically needed after a disaster: important utility centers; hospitals; fire, police, and emergency communication facilities; fire stations; and critical transportation elements such as bridges and overpasses; also smaller dams	5 to 25 percent of project cost[2]
3. Lowest possible risk to occupants of the structure[3]	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high-rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads, alternative or noncritical bridges and overpasses.	5 to 15 percent of project cost[4]
4. An "ordinary" level of risk to occupants of the structure[3,5]	The vast majority of structures: most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.	1 to 2 percent of project cost, in most cases (2 to 10 percent of project cost in a minority of cases)[4]

[1] Failure of a single structure may affect substantial populations.

[2] These additional percentages are based on the assumption that the base cost is the total cost of the building or other facility when ready for occupancy. In addition, it is assumed that the structure would have been designed and built in accordance with current California practice. Moreover, the estimated additional cost presumes that structures in this acceptable-risk category are to embody sufficient safety to remain functional following an earthquake.

[3] Failure of a single structure would affect primarily only the occupants.

[4] These additional percentages are based on the assumption that the base cost is the total cost of the building or facility when ready for occupancy. In addition, it is assumed that the structures would have been designed and built in accordance with current California practice. Moreover the estimated additional cost presumes that structures in this acceptable-risk category are to be sufficiently safe to give reasonable assurance of preventing injury or loss of life during and earthquake, but otherwise not necessarily to remain functional.

[5] "Ordinary risk": Resist minor earthquakes without damage; resist moderate earthquakes without structural damage, but with some non-structural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural as well as nonstructural damage. In most structures, it is expected that structural damage, even in a major earthquake, could be limited to repairable damage. (Structural Engineers Association of California).

814. The Seismic Safety/Safety Element consists of Part II-Description of Hazards, Part III-Policy, Part IV-Implementation Program.

Part II - Hazards

815. Three types of hazards are considered in the Element: seismic, other geologic hazards and fire. The Element includes a description of each hazard to the extent data is available, defines the level of risk associated with the hazard, and discusses the implications for existing development. Specific policies established by the Element are included in Part III.

816. 1. Seismic Hazards

Seismic events, or earthquakes, induce a wide variety of what are called seismic hazards. Such hazards include the destruction of property, injuries to persons, and loss of life. The earth is constantly changing, and earthquakes are a natural part of this process. An earthquake is caused by movement along a fault. The shaking from such an earthquake can, of course, extend many miles from the actual location of fault movement. Much is known regarding the nature of earthquakes but much is yet to be discovered. At the moment, therefore, prudent planning calls for doing the best job of anticipating seismic hazards and avoiding them to the maximum extent feasible. While all seismic hazards cannot be avoided, the seismic hazard risk should be reduced to a level deemed acceptable by the public.

The major seismic hazards in Los Altos Hills relate to ground shaking, ground failure, and surface faulting. Each of these is discussed separately.

816.1.(cont.) A. Ground Shaking. The basic aspects of ground shaking are briefly described in Geological Circular 690, as follows:

> Earthquake-generated ground shaking, in many instances, causes the most widespread earthquake damage. However, ground shaking (what most people and structures react to during an earthquake) is one of the most difficult seismic hazards to predict and quantify. Data from past earthquakes have shown that the intensity of ground shaking can be several times larger on sites underlain by thick deposits of saturated sediments than on bedrock. Consequently, the greatest losses, resulting solely from shaking, may occur where tall structures are built on thick, relatively soft, saturated sediments.....and the least where they are built on firm bedrock.....
>
> In addition to the amplification effects of local geologic deposits, the amount of ground shaking at a particular site depends on (1) characteristics of the earthquake source (for example, magnitude, location, and area of causative fault surface) and (2) distance from the fault. To anticipate the severity of ground shaking likely to occur at a site, each of these factors must be taken into account. The extent of shaking damage is also dependent partly on the structural integrity of buildings before the earthquake.....

Some idea of the possible severity of an earthquake on the San Andreas Fault as it might be experienced in Los Altos Hills can be obtained from the recent NOAA report, A STUDY OF EARTHQUAKE LOSSES IN THE SAN FRANCISCO BAY AREA. The report indicates that if an 8.3 magnitude earthquake, the same magnitude earthquake as the 1906 earthquake, were to occur on the San Andreas Fault, the intensity in most of Los Altos Hills would be IX as measured on the Modified Mercalli Scale, with some parts of the Town with an intensity of VIII.

Magnitude is intended to be an objective, instrumentally determined rating of the size of a given earthquake. Magnitude

816.1.A. (cont.) can be calculated from the wave amplitude recorded by seismographs at any distance from the source of a quake. Each upward step of one magnitude unit, e.g. 3 to 4, means a tenfold increase in the amplitude of the recorded waves because the scale is logarithmic. The scale has no arbitrary "ceiling" but 8.9 appears to be the largest magnitude of any known quake. The Richter Scale is a magnitude scale, and is expressed in Arabic numerals.

The intensity of an earthquake is a measure of earthquake effects of all types. Lowest earthquake intensities are based principally on human reactions, such as "felt indoors by few", since other effects, such as damage, are usually not present. The highest intensities are largely measured by geologic effects, such as broad fissures in wet ground, numerous and extensive landslides, and major surface faulting. The middle intensity range is based largely on the degree of damage to buildings and other man-made structures. Thus it should be clearly understood that intensity ratings are non-instrumental and rely on human observations and interpretations. Grades of intensity at each locality within an area shaken by an earthquake are rated on the basis of an "earthquake intensity scale". Grades of intensity are indicated by Roman numerals from I to XII. The Modified Mercalli Intensity Scale is the most common and has been used in the United States since 1931.

The report gives the following rationale for selecting a magnitude 8.3 earthquake for analysis purposes:

> The selection of the magnitude 8.3 earthquake on both faults was based on the following rationale:

816.1.A. (cont.)

1. The 1906 earthquake is the largest shock that has occurred on the San Andreas Fault in the historical record, and while it may be possible for larger earthquakes to occur on the San Andreas Fault, the 1906 earthquake is certainly near the upper limit of shocks that may be expected to occur in this area.

2. It was advantageous to use an 8.3 magnitude earthquake as the largest probable shock for purposes of this study because of the tremendous quantity of data on the intensity of shaking available in the report of the Carnegie Commission.....for this magnitude earthquake.

The descriptions of the Modified Mercalli Scale are given in Table 2, on the following page.

Most earth scientists agree that a major earthquake on the San Andreas Fault is quite likely. Robert B. Wallace of the USGS has described the likelihood of another great earthquake (an earthquake with a magnitude greater than 8.0 measured on the Richter Scale) as follows:

> The last estimate of the long-term average rate of occurence of great earthquakes along the San Andreas Fault is about one per one hundred years. The last such event was seventy years ago, so a significant probability exists of another within the next thirty years. Significant additional losses can be expected with a higher degree of certainty from smaller earthquakes.

With the foregoing description in mind, it is possible to draw some general conclusions from the geologic map prepared by Brabb. It would appear that the greatest shaking intensity would occur along the valley floors in the Town where unconsolidated alluvial deposits exist. These would include the Adobe, Purissima, Matadero and Barron Creek areas in particular. These are shown as Qal and Qoal on the above-referenced map.

TABLE 2

MODIFIED MERCALLI INTENSITY SCALE (1931)

I. Not felt except by a very few under especially favorable circumstances.

II. Felt only by a few persons at rest, especially on upper floors of buildings. Delicately suspended objects may swing.

III. Felt quite noticeably indoors, especially on upper floors of buildings, but many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibration like passing of truck. Duration estimated.

IV. During the day felt indoors by many, outdoors by few. At night some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.

V. Felt by nearly everyone; many awakened. Some dishes, windows, etc., broken; a few instances of cracked plaster; unstable objects overturned. Disturbance of trees, poles and other tall objects sometimes noticed. Pendulum clocks may stop.

VI. Felt by all, many frightened and run outdoors. Some heavy furniture moved; a few instances of fallen plaster or damaged chimneys. Damage slight.

VII. Everybody runs outdoors. Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable in poorly built or badly designed structures; some chimneys broken. Noticed by persons driving motor cars.

VIII. Damage slight in specially designed structures; considerable in ordinary substantial buildings with partial collapse; great in poorly built structures. Panel walls thrown out of frame structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned. Sand and mud ejected in small amounts. Changes in well water. Disturbs persons driving motor cars.

IX. Damage considerable in specially designed structures; well designed frame structures thrown out of plumb; great in substantial buildings, with partial collapse. Buildings shifted off foundations. Ground cracked conspicuously. Underground pipes broken.

X. Some well-built wooden structures destroyed; most masonry and frame structures destroyed with their foundations; ground badly cracked. Rails bent. Landslides considerable from river banks and steep slopes. Shifted sand and mud. Water splashed (slopped) over banks.

XI. Few, if any (masonry), structures remain standing. Bridges destroyed. Broad fissures in ground. Underground pipe lines completely out of service. Earth slumps and land slips in soft ground. Rails bent greatly.

XII. Damage total. Waves seen on ground surfaces. Lines of sight and level distorted. Objects thrown upward into the air.

NOTE: Modified Mercalli Intensity Scale is usually given in Roman Numerals.

816.1.A. (cont.) Since most of the development in Los Altos Hills is of one or two story wood-frame construction, it is not anticipated that widespread major structural failures from shaking would be expected in the Town. However, wood-frame structures, lacking lateral bracing, adequate to resist seismic forces, may suffer structural failure. Any unreinforced brick or concrete structures could receive considerable damage.

The schools all have been built under the Field Act and should therefore meet current building standards with respect to expected shaking. A review of school sites in regard to geologic hazards on the sites might be warranted, however. Critical structures including fire stations, major utility lines and installations, communications systems and freeway interchanges and underpasses should be reviewed with respect to their ability to withstand seismic shaking.

B. Ground Failure. The major aspects of ground failure are described in Geological Circular 690 as follows:

> Earth materials in a natural condition tend to reach equilibrium over a long period of time. In geologically young and active areas such as California and Alaska, there are many regions where earth materials have not yet reached a natural state of stability. For example, most of the valleys and bay margins are underlain by recent loose materials that have not been compacted and hardened by long-term natural processes. Landslides are common on most of the hills and mountains as loose material moves downslope. In addition, many activities of man tend to make the earth materials less stable and hence to increase the chance of ground failure. Some of the natural causes of instability are earthquakes, weak materials, stream and coastal erosion, and heavy rainfall. Human activities that contribute to instability include oversteepening of slopes by undercutting them or overloading them with artificial fill, extensive irrigation, poor drainage or even ground-water withdrawal,

816.1.B.(cont.)

> and removal of stabilizing vegetation. These causes of failure, which normally produce landslides and differential settlement, are augmented during earthquakes by strong ground motions that result in rapid changes in the state of earth materials. It is these changes, by means of liquefaction and loss of strength in fine-grained materials, that result in so many landslides during earthquakes as well as differential settlement, subsidence, ground cracking, ground lurching, and a variety of transient and permanent changes in the ground surface.

It is very difficult to anticipate the extent of probable ground failure in Los Altos Hills in response to seismic shaking. There have been no strong earthquakes affecting the Town, or even the rest of the Bay Area since the vast hillside areas have been developed after the 1906 earthquake. Experts agree that many seismic induced land failures in the hills in the Bay Area are certain to occur, especially where man has disturbed the natural slope equilibrium through cutting, filling and placing structures. One would also assume that other types of ground failures would occur along valley floors on alluvial materials which can lose their strength under shaking conditions. In Los Altos Hills, the basic stability of hillside materials vary and some are more resistant to failure than others. By and large, however, the basic stability of the hillside areas appears moderate to high, based on the mapping of Brabb and CDMG.

C. Surface Faulting. A basic description of faulting is contained in GEOLOGICAL SURVEY CIRCULAR 690, portions of which are excerpted below:

> The earth is laced with faults--planes or surfaces in earth materials along which failure has occurred and materials on opposite sides have moved relative to

816.1.C.(cont.)

one another in response to the accumulation of stress. Most of these faults have not moved for hundreds of thousands or even millions of years and thus can be considered inactive. Others, however, show evidence of current activity or have moved recently enough to be considered active, that is, capable of displacement in the near future. Any fault movement beneath a building in excess of an inch or two could have catastrophic effects on the structure, depending upon design and construction and the shaking stresses the structure undergoes at the same time..... Therefore, it is important to know not only which faults may move but how they may move. Commonly, faults are regarded as active and of concern to land-use planning when there is evidence that they have moved during historic time or, through geologic evidence, there is a significant likelihood that they will move during the projected use of a particular structure or piece of land.....

Knowing that a particular fault is active, however, is only part of the problem. The other part is predicting the likely location of fault ruptures during the next significant earthquake. Geologists generally accept the premise that the next rupture will probably occur along the fault trace that ruptured last, especially if there is evidence of repeated earlier movements on the same fault trace.....However, movement seldom is limited to a single fault surface throughout the lifetime of a fault system such as the San Andreas. In many places tens or even hundreds or thousands of individual fault surfaces make up the San Andreas in a zone varying in width from a few hundreds to many thousands of feet.....

The amount of displacement that can occur during a single earthquake can be related in a general way to the total length of a fault. The longer the fault, the greater the potential for a great earthquake, and the greater amount of displacement likely.....The maximum displacement ever recorded during a single earthquake is about 42 feet of vertical displacement .....Horizontal movement of as much as 20 feet occurred during the 1906 quake along the San Andreas Fault.....

In addition to the location and amount of displacement, the sense of movement is extremely important in estimating the amount and type of damage that might be produced. This was evidenced by the great damage over faults during the moderate (magnitude 6.6) San Fernando earthquake which produced a reverse or

816.1.C.(cont.)

thrust fault movement....: movement occurs along a similar plane, but in an opposite direction on the normal....Wasatch fault in Utah. Left-lateral movement.....and right-lateral movement, which is common to the San Andreas fault, probably are less potentially damaging to most structures than normal or thrust faulting.

Not all surface faulting need be rapid nor need it occur during major earthquakes. Imperceptibly slow movement, called "fault creep"...occurs along the Hayward, Calaveras, and some other faults and may be accompanied by microearthquakes. Similarly, not all deformation of the earth's surface produces fault displacements. Strains in the earth deform the rocks until their strength is exceeded and they rupture, producing the earthquake. Accompanying this bending, however, is a certain amount of plastic deformation .....Both rupture and plastic deformation commonly occur along active fault zones and may be sufficient to damage or destroy structures over particularly strongly deformed rocks. Earthquakes deep within the earth may result from rupture of deeply buried rocks but without fault displacement at the ground surface, although the surface rocks may be deformed.

The major fault of concern within the Los Altos Hills Planning Area is the Black Mountain Fault. This thrust fault is shown on the recent map by Brabb. The major question is whether this should be considered an active fault. There is considerable evidence indicating that it should be considered active. If it is active, then development should recognize the hazard. To answer this question, the study by the graduate Stanford student is currently in progress. In the meantime or until evidence is available that the fault is inactive, the prudent policy appears to be to assume that it is an active fault.

2. Other Geologic Hazards

There are a number of other geologic hazards in addition to those induced by seismic activity. For Los Altos Hills these consist mainly of landslides, flooding, erosion-sedimentation and expansive soils.

816.2.(cont.) A. Landslides. The general nature of landslides is set forth in the Urban Geology Master Plan of California, as follows:

> A landslide is the downhill movement of masses of earth material under the force of gravity. Movement may be rapid or so slow that a change of position can be noted only over a period of weeks or years. The areal size of a landslide can range from several square feet to several square miles. Slide thicknesses may range from less than a foot to several hundred feet. Landslides are a common problem in the hillside areas of California and, in terms of dollar losses, are one of the more costly geologic hazards.....
>
> Damage due to landslides can be reduced in areas undergoing development by such alternatives as avoidance, removal, or permanent stabilization of slide masses. In all cases, a first and critical step is to recognize the existence of an old slide or the probability of a future slide. This is accomplished through detailed geologic mapping, trenching, drilling, and frequently the photo-interpretation of surface geologic conditions.....

Detailed mapping of landslide deposits and a ranking of slope stability within the Town is not available at this time. SFBRS Basic Data Contribution II, "Estimated Relative Abundance of Landslides in the San Francisco Bay Region, California," however, gives a general indication of the abundance of landslides. The report classifies all lands in the entire Bay Area in one of seven categories from 1 (least abundant) to 6 (most abundant). THis is very generalized information. The map (scale 1:500,000) indicates about the northeastern one-half of Los Altos Hills in category 1, and the balance of the Town in categories 3 and 4.

Another source of data is the report by CDMG on the Montebello Ridge Area. When this report is reviewed in conjunction with the mapping by Brabb, it appears that much of the area to the east of Interstate 280 has about moderate stability, that

816.2.A.(cont.) is, it is neither the best nor the worst. Also, some of the area is shown as having the least geologic stability.

The seismic triggering of landslides has been discussed earlier. Landslides can also be induced by alteration of the land by man (e.g., grading, placing buildings, excessive watering, drainage from septic tanks, etc.) or by actions of nature (heavy rainfall, erosion along creek channels, etc.).

Based on the available data and experience of the Town, it appears that there are probably no massive landslide areas in most of the Town. However, there are small landslides ranging in size from less than an acre to a few acres in size. There are also areas of potential landslide. These conditions require care on the part of the Town and developers since even small slides can destroy or badly damage homes and streets.

The foregoing information would indicate that considerable care should be taken in development of the southwestern portion of the Town in particular. More detailed geologic information is needed, however, to better define the problems. In the interim, good review procedures of the geologic aspects of development are especially critical.

B. Flooding. The Urban Geology Master Plan of California describes the flooding problem as follows:

> Flooding is one of the costliest natural hazards in California. National statistics show that California ranks as one of the major flood problem areas in the nation and that flooding is one of the principal factors to be considered in the several developments and uses of land resources.....
>
> In a broad sense, flooding occurs whenever water inundates

816.2.B.(cont.) areas not normally covered with water. Most urbanized areas have been developed to accommodate the normal annual rains and runoff without interference with man's use of the land. Usually rainy years or storms may, however, exceed the ability of the natural and man-made drainage systems to handle the runoff without loss of property and even life.

While minor flooding can occur in undrained depressions, or in poorly graded areas in Los Altos Hills, the major concern for flooding is centered on the major creeks and adjoining areas. The Master Plan for Storm Water Drainage prepared for the Town in 1969, addressed the adequacy of drainage facilities to handle major storms. It did not, however, address to any significant extent the problems of flooding on to private lands along drainage courses between drainage structures. Each of the major drainage courses in the Town would appear to have flooding potential, that is, the water could leave the creek channel and inundate adjoining lands. Data is not available to describe such possibilities for all such creeks. Some study, however, has been made of the major problem area, Adobe Creek.

Interpretive Report 4 of the SFBRS indicated that Adobe Creek is subject to flooding in a 100 year storm from approximately Francemont Avenue northeast to the Town boundary and beyond. A more definitive study of the Creek is included in the CDMG report. That report gives the following description of the flooding potential:

Flood Hazards Along Adobe Creek -- Inundation of part

816.2.B.(cont.)

of the flood plain adjacent to Adobe Creek is a potential problem but does not present a threat to life, and would result only in minimal property loss under present use (recreational and agricultural). If the Flood Plain were to be developed for residential use, minor property damage (but not loss of life) probably would be incurred on an average of every five to ten years.

The Santa Clara County Water District has responsibility for flood control in the county. Their jurisdiction is county-wide, but normally they will accept for maintenance only water courses with drainage basins of at least 320 acres. In Los Altos Hills, this means they could probably have such jurisdiction on Adobe, Matadero, Barron and Purissima Creeks. In addition, district regulations prohibit construction or grading between the banks of any water courses or within 50 feet of the top of the banks. Currently the District is studying the Adobe Creek and will be making recommendations for minimizing flooding hazards.

Additional flood hazard maps can also be expected from HUD in the near future as a part of the Federal Flood and Mudslide Insurance Program. When available, this information should be carefully reviewed by the Town and changes made to the Seismic Safety/Safety Element as appropriate.

In Los Altos Hills the general approach to handling drainage has been to utilize natural drainage channels rather than to install pipe drainage systems or to increase capacity by straightening, widening, or living creek channels. Given the policy of the Town to preserve the natural quality of creeks and creek borders, it becomes important to not allow development to increase runoff to the point that channels become overloaded and to not place the works of man in natural flood plains.

816.2.(cont.)

C. Erosion-Sedimentation. The Urban Geologic Master Plan provides the following background description:

> Erosion generally involves two somewhat distinct problems: the wear and removal of material from one site; its deposition at another. The removal of soils through erosion can be damaging in situations of sheet and gully erosion of land surfaces; the wind-blown denudation of lands; the erosion of stream courses and banks; and the erosion of coastal cliffs, dunes and beach areas. Deposition damage affects flood plains, rivers, lakes, reservoirs, and may clog drainage structures. Activities by man frequently accelerate erosion-related damages and losses.....
>
> Erosion is a relatively well understood and controllable problem insofar as it affects urban areas. The vulnerability of natural soil types to erosion (erodibility) has been mapped by the U.S. Soil Conservation Service and other soils surveys, especially in more recent projects completed since 1960.....In most areas undergoing development, the natural erodibility of the soil is far less important in determining the severity of future erosion than is the type and amount of land-modification being performed.
>
> The reduction of erosion losses in urban areas is the responsibility of both the developer who modifies the land surface by landscaping and construction of retaining walls and drainage systems and the governmental agency which reviews and, to some extent, controls land modification. Following project completion, the user of the property assumes the continuing responsibility of erosion control through maintenance of landscaping and drainage systems.....

The U.S. Soil Conservation Service has mapped the soils of Santa Clara County and prepared the report, Soils of Santa Clara County. The soil maps included in the report indicate that 80% to 90% of the Town is included in soil classifications marked as having high to very high soil erosion hazard. These soils are in the mountain and hill areas. The balance of the Town is included in soil areas marked as having none to moderate erosion hazard.

816.2.(cont.) D. Expansive Soils. The Urban Geology Master Plan describes some aspects of the expansive soils problem as follows:

> Expansive soils are earth materials which greatly increase in volume when they absorb water and shrink when they dry out. Expansion is most often caused by clay minerals, primarily montmorillonite and illite.....The basic cause of expansion is the attraction and absorption of water into the expansible crystal lattices of the clay minerals. The water may be derived from moisture in the air or ground water beneath the foundations of buildings. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. Movements may vary under different parts of a building with the result that foundations crack, various structural portions of the building are distorted, and doors and windows are warped so that they do not function properly.....
>
> The adverse effects of expansive soils can be avoided through proper drainage and foundation design. In order to design an adequate foundation design, however, the condition must be recognized through appropriate laboratory soils testing.....
>
> At the present time, adequate techniques are in existence to control damage from expansive soils and expansive bedrock, but regulatory vigilance should be maintained and improved to assure that site investigations and, if warranted, proper engineering are carried out before construction. If existing ordinances are rigorously enforced, losses to future construction could be reduced to near-negligible levels.

The Soil Conservation maps indicate that practically all of the Town is included in soil groups described as having high shrink-swell characteristics, with some limited areas noted as having moderate shrink-swell characteristics.

3, Fire Hazards and Fire Protection

Fires are classified as structural or non-structural, depending upon their origin. Structural fires usually start within a building and often are confined to the single building. Access, water supply, and an early alarm to the Fire Department

816.3.(cont.) all contribute to the probability that structural fires can be contained. Non-structural fires, however, pose significantly different problems. They originate out-of-doors, usually in areas covered by vegetation. Outdoor conditions such as hot, dry weather and highly flammable vegetation combine to make such fires highly volatile. Additional factors such as difficult access, lack of water, a delay in spotting the fire, and winds can make these fires very difficult to combat.

Los Altos Hills is faced with both structural and non-structural fires and hazards. The development standards and fire fighting capabilities of the Town must recognize and deal with both types of fires.

Fire protection to the Town of Los Altos Hills is provided by the Los Altos Fire Protection District. The District serves all of the Town, and the Town comprises about 70% of the entire District area. The District contracts with the City of Los Altos and the City thereby provides the fire protection for the District. In practice, the City of Los Altos Fire Department and the Fire Protection District operate as a unit. In addition, the Fire District has a mutual response agreement with the City of Palo Alto, Stanford University, and in the summer months, California State Division of Forestry.

Service is provided from three fire stations (see Map 1) two of which are located in Los Altos (Sequoia Station, Almond Avenue; Loyola Station, Fremont Avenue southeast of Springer Road) and one in Los Altos Hills (El Monte Station, Foothill College on College property leased to the Fire District.) In addition, the

816.3.(cont.) Fire Protection District owns a fire station site at the corner of Horseshoe Lane and Arastradero Road in Los Altos Hills.

The Fire Department has always considered the need for a cross-tie between Elena Road and Page Mill Road generally in the vicinity of Lupine Road. Such a tie would significantly aid Fire protection and also make the proposed station location at Horseshoe Lane and Arastradero Road more effective. Also, the District believes that Stonebrook Drive should be extended to form a through road.

The Gage-Babcock Report completed in 1970, indicates that with respect to life safety in residences "The overall threat to loss of life is therefore considered as above normal for this occupancy type". The reason for this is indicated as delay in discovery of fires and resulting delay in response by the Fire Department. The report cites the distance of homes from roads and the typical isolation of living quarters in a large home from the rest of the home as contributing factors to the delay in discovery of fires. The report also indicates remoteness of residential developments often makes finding a telephone for reporting a fire more difficult. The authors indicate that "Past history of major structural fire losses in the District indicate(s) that delayed alarms in combination with water shortages were the most significant contributing factors."

With respect to property protection to schools the report indicates "With prompt discovery and notification of fires to the Fire Department, the fires should be confined to building of origin with only slight or moderate damage."

816.3.(cont.) With respect to Foothill College, the report indicates the overall threat to loss of life is considered light.

The report recommends that "emergency response routes linking existing and future dead-end streets should be developed wherever fire apparatus response time would be significantly shortened." The report suggests:

> Due to the incomplete street configuration in the Town of Los Altos Hills (present and future) response distances to portions of the area are greatly increased. In order to eliminate through traffic, some of the roads are terminated a short distance from other roads. There are several methods by which this same goal could be attained and still leave a thoroughfare open for fire apparatus emergency response. Among these are posting the "emergency routes" and imposing stiff penalties in their usage. A second method would be to block off the "emergency routes" with gates or chains. Each of these obstructions would be provided with a remotely controlled lock. The locks would be designed to open upon signal from approaching fire service vehicles utilizing a radio tone alert type device or by the dispatch center over leased telephone lines.

The Fire District recommends normal through connections rather than emergency connections; however, the District has helped the Town establish emergency connections in a number of subdivisions. The District indicates that complicated locking systems are prone to failure.

With respect to water service, much has been done to make substantial improvements to the water system in the last ten years. The system is basically quite good, although there are some areas where mutual water systems or other private systems do not provide adequate water for fire protection. In addition, the Fire District is dependent upon a single source of water -- Hetch-Hetchy. Also, parts of the system may be subject to failure in

816.B.(cont.) the event of an earthquake. The Town should continue to improve the water system as a part of the subdivision process, and the basic problems cited above should be studied by the District. The District has a continuous program of adding fire hydrants.

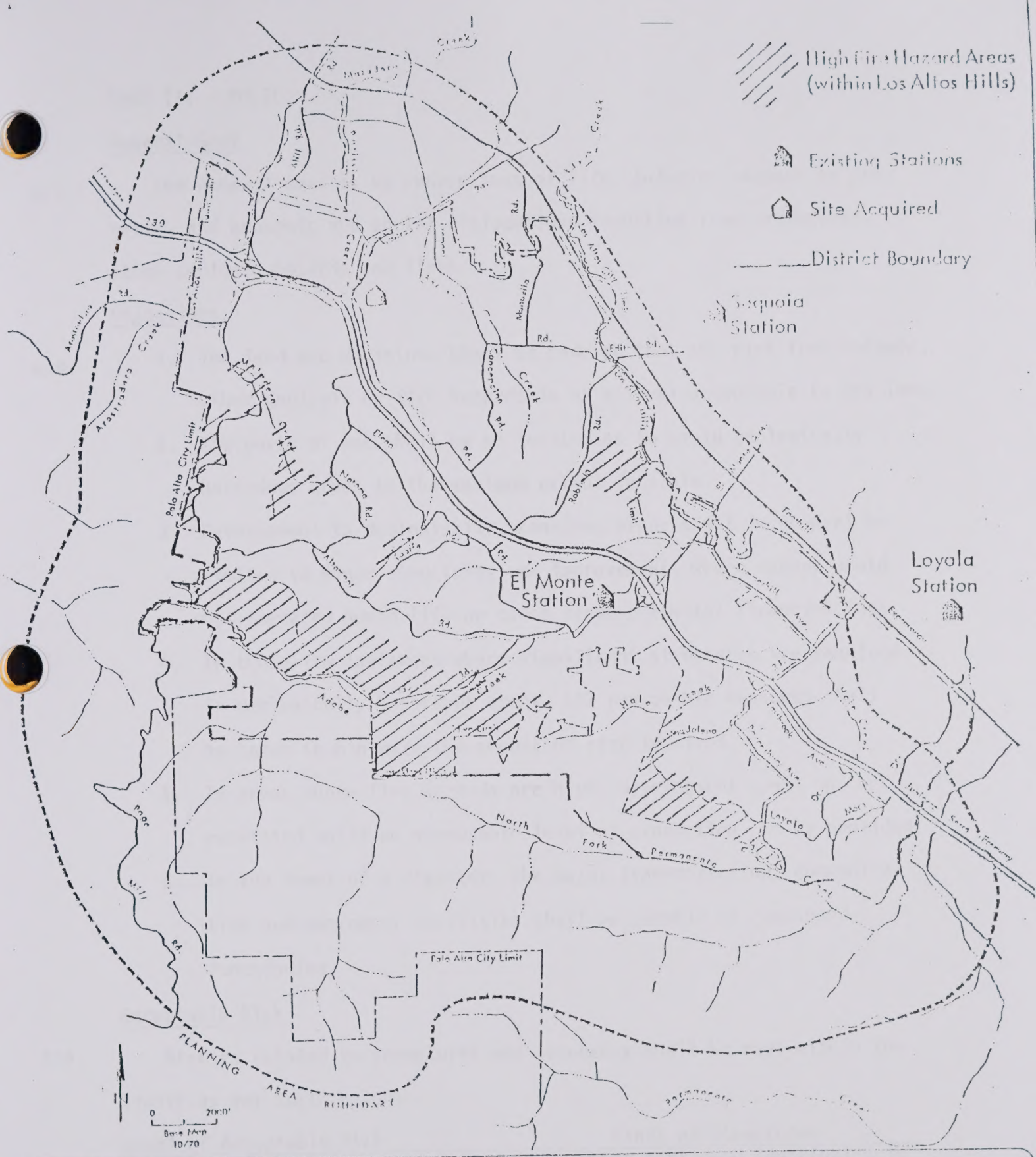
The matter of brush fires is of considerable concern to the Fire District. In general, the District believes the area is fortunate in not having had bad fires. The brush covered slopes have high fire potential and in some instances suffer from inadequate access and water. The Fire Prevention Bureau has attempted to educate residents with respect to fire control through the brush clearance ordinance, but has had only limited success. While narrow roads are desired for aesthetic reasons by residents, the District believes they do not act as satisfactory fire breaks and do not provide adequate space for the movement of emergency vehicles at a time of fire. The District points out that considerable congestion can arise at the time of a fire from residents' cars, fire equipment and equipment of utility companies. The District notes that fire detection systems within homes can be important in insuring against loss of life. The Fire Department indicates certain hazardous areas, which are shown on Map 1. The following factors either separately or in combination create this potential.

a. Heavy concentrations of highly combustible brush.

b. Narrow dead-end streets.

c. Lack of water for fire fighting due to small water mains or not enough fire hydrants.

d. Type of building construction.



Map 1 - FIRE HAZARDS AND PROTECTION

TOWN OF LOS ALTOS HILLS, CALIFORNIA

GENERAL PLAN REVISION STUDIES WILLIAM SPANGLE & ASSOCIATES CITY & REGIONAL PLANNERS

133-A

PART III - POLICY

General Goal

817. The general goal is to reduce loss of life, injuries, damage to property, and economic and social dislocations resulting from earthquake, other geologic hazards and fires.

Objectives

818.
1. The land use decisions shall be made so that the risk from seismic, other geologic or fire hazards is at a level acceptable to the Town.
2. The works of man shall be so located as to avoid geologically hazardous areas to the maximum extent feasible.
3. Development in geologically hazardous areas shall in general be limited to minor structures and improvements where damage would not threaten human life or cause large potential financial loss.
4. In those few instances where significant structures are required in geologically hazardous areas, all reasonable measures shall be taken to minimize the amount of risk involved.
5. In areas where fire hazards are high, development shall not be permitted until an acceptable level of protection can be provided.
6. In the event of a disaster, the major transportation, communication and emergency facilities shall be capable of continued functioning.

Acceptable Risk

819. Risk as related to structures and occupancy shall be kept within the limits as set forth below:

Level of Acceptable Risk	Kinds of Structures
1. Extremely low*	Structures whose continued functioning is critical, or whose failure might be catastrophic: nuclear reactors, large dams, power intertie systems, plants manufacturing or storing explosives or toxic materials.

819.(cont.)

Level of Acceptable Risk	Kinds of STructures
2. Slightly higher than under Level 1.*	Structures whose use is critically needed after a disaster; important utility center; hospitals; fire, police and emergency communication facilities; fire stations; and critical transportation elements such as bridges and overpasses; also smaller dams.
3. Lowest possible risk to occupants of the structure.**	Structures of high occupancy, or whose use after a disaster would be particularly convenient: schools, churches, theaters, large hotels, and other high-rise buildings housing large numbers of people, other places normally attracting large concentrations of people, civic buildings such as fire stations, secondary utility structures, extremely large commercial enterprises, most roads alternative or noncritical, bridges and overpasses.
4. An "ordinary" level of risk to occupants of the structure.** & ***	The vast majority of structures:most commercial and industrial buildings, small hotels and apartment buildings, and single family residences.

* Failure of a single structure may affect substantial populations. These structures shall be designed to remain functional following a great earthquake.

** Failure of a single structure would affect primarily only the occupants. These structures should be designed to provide reasonable assurance that they will not cause injury or loss of life during any earthquake, but not necessarily to remain functional.

*** "Ordinary risk": Resist minor earthquakes without damage; resist moderate earthquakes without structural damage, but with some nonstructural damage; resist major earthquakes of the intensity or severity of the strongest experienced in California, without collapse, but with some structural as well as unstructural damage. In most structures it is expected that structural damage, even in a major earthquake, could be limited to reparable damage.

PART IV - IMPLEMENTATION PROGRAM

Mapping

820. 1. The Town should complete the study of the Black Mountain Fault, and if the fault is found to be active, appropriate land use controls should be established to minimize the risk to property and life

820.1.(cont.) from fault movement and related ground deformation. In the interim, buildings for human occupancy should not be permitted where they might be damaged by movement on the fault.

2. The Town should prepare an interpretive geologic map of the entire Town which identifies the full range of seismic and other geologic hazards. This map should be based upon all available data and supplemented with appropriate additional investigations. The map scale and level of detail should be adequate to provide planning guidance to the Town. It would not include the detailed investigation that would be required of land developers on individual parcels.

Regulations

821. 1. The Town should review all of the planning regulations (zoning, subdivision, site development, building site approval), the building code, and EIR requirements, to ensure provisions are included for proper consideration of geologic conditions.

2. Town regulations should establish the functions of the Town Geologist.

3. The planning regulations and building code should be reviewed and revised as necessary to ensure that proper erosion and sedimentation control measures are undertaken as a part of all development projects.

4. Particular care should be given to expansive soil problems in reviewing and approving development projects.

Cooperative Programs

822. 1. The Town should continue to cooperate with the Santa Clara County Water District in identifying and planning to minimize flood problems. Natural channels and flood plains should be left in a

1.(cont.) natural state, unencumbered by the works of man to the maximum extent feasible. Exceptions should be made only in local situations where essential to protect established property values or for public safety.

2. In addition to the fire protection recommendations contained in the Land Use Element of the General Plan, the Town should cooperate with the Fire District in undertaking programs to minimize the fire hazards in the Town, particularly in remote areas with heavy stands of vegetation.

Specific Studies

823. 1. Buildings that might suffer critical damage because of structural type (primarily unreinforced brick or concrete) or because of location in identified geologically hazardous areas should be identified and proper remedial actions taken to help mitigate potential problems.

2. Critical structures including schools, fire stations, major utility lines and installations, communications systems and freeway interchanges and underpasses, should be reviewed with respect to potential seismic induced damage.

General Plan

824. As additional information is obtained which better defines seismic and safety concerns, the other Elements of the General Plan should be reviewed and revisions made as appropriate to reflect the policies of the Seismic Safety/Safety Element.

Education

825. Residents of the Town should be informed of the potential hazards from an earthquake, other geologic hazards, and fire, and of reasonable precautions which they can take.

Disaster Preparedness

826. The Town should develop a disaster preparedness plan which will provide for adequate response to the full range of disaster contained in this Element.

SCENIC HIGHWAYS ELEMENT

901. Our roads play an important part in the environment. They contribute to the design of the community and are important in the maintenance of the rural character of Los Altos Hills.

902. Because of the rugged and often steep natural character of the Los Altos Hills landscape, all roads within the community are endowed with some "scenic" qualities. The "scenic corridor", defined as "the view from the road", of Los Altos Hills' roads is important because of both near and distant scenic features. Open rolling hillsides, steep stream canyons, wooded passages, grassy meadows - all habitats for wild life - establish the character of the Town for local residents and travelers alike.

903. Roads serve many purposes in our community: they convey automobiles, bicycles, equestrians, joggers and walkers; they provide places for native plants and small animals to live, for garden extensions, border plantings, fences and drainage courses. It is essential, therefore, that all roads within the Town be planned and developed as part of the community's scenic road system and, as a result, all Town roads are considered, either generally or specifically, in this element of the General Plan.

904. Some roads, due to the range of topography and vegetation viewed, duration and character of exposure to distant scenic views, and consistent open character of immediately adjacent landscape, stand out as special scenic routes and provide movement through identifiable scenic corridors. Within Los Altos Hills and its

904.(cont.) planning area, Interstate 280, Page Mill Road and Moody Road have been recognized on State or County plans as having such special scenic qualities.

905. For the purposes of maintaining a scenic road system for Los Altos Hills, various types of routes discussed above have been grouped into three categories which compose the Town's system of scenic routes:

1. Town Scenic Roads and Trails
2. Intercommunity Scenic Roads
3. State Scenic Highways

906. In the following sections of this Element, objectives, general procedures and descriptions are advanced for the preservation and enhancement of the Town's scenic road system.

OBJECTIVES:

907. These should be guiding considerations in any road improvement or construction project:

1. To preserve and enhance the scenic beauty of all roads within the Town as seen by the motorist, equestrian, pedestrian, jogger and the resident whose home is on the road.
2. To protect those highways and roadways which, together with their adjacent corridors, are endowed with special scenic qualities.
3. To provide a comprehensive scenic trail system.
4. To protect properties adjacent to highways and roadways from adverse impact from roadway development, traffic movement and noise.

(cont.) 5. To encourage the traffic flow on and around the inter-community roads, and to discourage widening any surface roads designated as Town scenic roads.

GENERAL PROCEDURES:

908. 1. To reduce to a minimum all roadway cut and fill scars in any road improvement.

2. To establish a systematic program for landscaping to cover cut and fill scars and to hide objectionable views.

3. To encourage residents to provide landscaping to screen views of urban-type land uses such as swimming pools, tennis courts and parking areas.

4. To provide for erosion control, particularly as related to cut and fill scars.

5. To acquire scenic (conservation) easements where necessary to ensure preservation of scenic areas immediately adjacent to roads.

6. To maintain spacious rights-of-ways of sufficient width to permit trees and shrubs to provide a substantial buffer between the roadway and trails and between the trails and adjoining properties, and to provide a pleasing and safe corridor for both vehicular and non-vehicular travel.

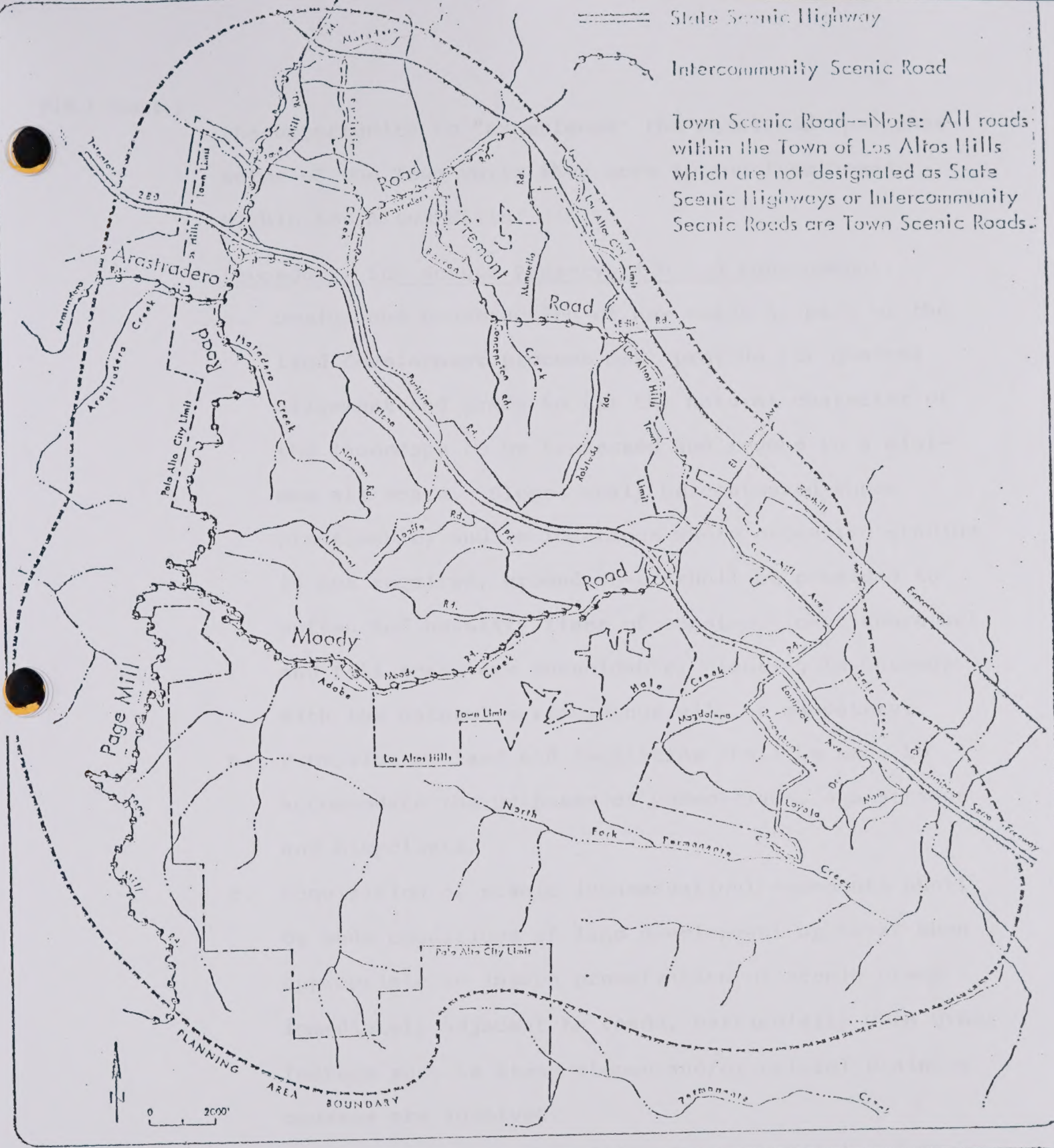
7. To maintain the rural quality of the roadway by imposing sensitive engineering design standards and by restricting the width of the paved portion to the minimum consistent with safety.

909. In general, the scenic quality of roads that serve the community is directly related to the amount of open space within their associated visual corridors. The proposals for preservation of open space in the Open Space Element, therefore, are essential to the scenic quality of the road system serving the Town. In addition, proposals within the Land Use Element to place utilities underground and to minimize traffic noise, and proposals within the Circulation Element to provide trails and to retain trees, to encourage cul-de-sacs, and to place a buffer between trails and roadways are also of importance to ensure preservation of the scenic road system.

DESCRIPTIONS:

910. All "Intercommunity Scenic Roads" and "State Scenic Highways" are indicated on the following diagram. The "Scenic Corridors" of these routes, however, are not described, as such description would be part of more detailed studies of individual routes and should be included in diagrams that accompany those studies.

1. Town Scenic Roads: These are essentially interior Town roads, all of which are deemed to have special qualities. In general, adjacent lands are residentially developed, however, scenic views of the natural landscape exist in certain locations and help to define the rural and open character of the community. The major routes of this category serve as collectors and provide direct access in and out of residential areas of the community. The preservation and enhancement of their scenic qualities is necessary to ensure residents and their guests the



Scenic Roads and Highways
TOWN OF LOS ALTOS HILLS, CALIFORNIA

GENERAL PLAN REVISION

WILLIAM SPANGLE & ASSOCIATES CITY & REGIONAL PLANNERS

142-A

the opportunity to "experience" the rural and open character of the Town while they move to and from homes within Los Altos Hills.

Procedures for Scenic Preservation and Enhancement:

a. Design and construction of new roads as part of the land development process must provide for general alignment and grade to fit the natural character of the landscape to be traversed and reduce to a minimum all scars. Slopes shall be contoured where practicable; and in locations where excessive grading is not required, ground cover shall be provided to soften and beautify lines of construction. Where cut and fill scars are unavoidable, planting in harmony with the natural surroundings will be mandatory.

b. Provision of land and facilities shall be made to accommodate the purposes of pedestrians, equestrians and bicyclists.

c. Acquisition of scenic (conservation) easements shall be made conditions of land development approval when appropriate to insure preservation of scenic areas immediately adjacent to roads, particularly when other factors such as steep slopes and/or natural drainage courses are involved.

d. An analysis of the specific visual qualities of those roads designated as major or minor collectors on the General Plan Diagram shall be made to determine the

J.1.1.(cont.) action necessary to enhance their visual character.

2. Intercommunity Scenic Roads: These routes generally provide for inter-community traffic, however, more importantly, they are major routes of entry in the Town. In addition, these routes are utilized for recreational travel, primarily one day sightseeing or study trips. They are endowed with extraordinary scenic value relative to most roads in the Mid-peninsula and provide access to areas of historic and other interest.

   a. Page Mill Road: This is a narrow, winding, scenic route that provides primary access for many foothill residents, serves Palo Alto's Foothill Park and, also provides access between the Mid-peninsula and Santa Cruz Mountains. It serves as an important link in the Mid-peninsula trail system. Regulation of development within the scenic corridor of this community "entrance way" is essential to maintenance of the scenic quality of the area.

   b. Moody Road: Moody Road is also a scenic, narrow, winding road. The rugged topography adjacent to this road, enhanced by drainage patterns in the Adobe Creek Basin, has outstanding scenic value. This route, in its lower reaches, provides primary access to many homes in the Town. The rugged and winding character of its upper reaches limits its use as a through road, however, it does connect to Page Mill Road and, therefore, provides a secondary access to homes and recreation areas in the Santa Cruz Mountains.

§10.2 (cont.) c. Fremont Road: Fremont Road is visually important since it serves as a primary entrance to the Town, essentially setting the character of the community for those using the road. Fremont Road traverses lands that are residentially developed. The low density, however, associated with a few significant open space parcels helps to establish a rather "rural flavor". It is important, because of the entrance function of the route, that this "rural flavor" of the Fremont corridor be maintained.

d. Arastradero Road: Arastradero Road serves as an important entrance route and is endowed with special scenic qualities due to the character of adjacent topography.

Procedures for Scenic Preservation and Enhancement:

911. (1) Corridor Study: A corridor study for each Inter-community Scenic road, as outlined in the Streets and Highways Code, Article 2.5 and the Department of Transportation Guidelines for Official Scenic Designation, will be initiated. These studies will assist in reviewing subdivisions in a corridor and will provide a basis for public improvement programs. They will also define in detail the critical scenic qualities or specific areas immediately adjacent to the roadway that should be preserved or enhanced.

911 (cont.)(2) Corridor Protection Program: Upon completion of a corridor study, a corridor protection program for the specific Intercommunity Scenic Roads, which would include necessary land use and other regulations within the corridor, will be developed. Such regulation could provide for increased building setbacks, possible additional restrictive height limitations, stricter grading controls, landscaping requirements, etc.. Builders of new homes shall be encouraged to fit the design, color and size of their structures to the rural quality of the Town. In addition, the program might detail the kinds of road improvements that would be appropriate. The program should be coordinated with the proposals within the Open Space Element, particularly those for Open Space Conservation areas along Page Mill and Moody Roads. In addition, any necessary pathways or historic sites within a corridor should be given special scenic consideration.

3. State Scenic Highways: Within the Los Altos Hills planning area, only one route, Interstate 280, an official State Scenic Highway, falls within this category. Maintaining the scenic character of this route is of critical importance to the community. It affords valuable views of distant scenic hillsides and, in certain locations, even opens to views of San Francisco Bay. But, more

importantly, views immediately adjacent to the route set the character of the Town for a large travelling public.

Procedures for Scenic Preservation and Enhancement:

912. a. The preservation of the rural character of the Town will be considered during subdivision and site development planning. Visual design elements will provide for a minimal disturbance of natural terrain and vegetation, limitation to development of hilltops adjacent to the freeway and landscaping requirements.

b. The protection of properties adjacent to the freeway will be provided by requiring buffering, berm construction, landscaping, etc., to minimize the impact of noise, lights and traffic movements.

913.

APPENDIX A

Joint Committee on Seismic Safety, MEETING THE EARTHQUAKE CHALLENGE, Final Report to the Legislature, State of California, January 1974.

Brabb, Earl E., PRELIMINARY GEOLOGIC MAP OF THE CENTRAL SANTA CRUZ MOUNTAINS, CALIFORNIA, Basic Data Contribution 6, San FRancisco Bay Region Environment and Resources Planning Study, U. S. Department of the Interior, U. S. Department of Housing and Urban Development, 1970.

Dibblee, Jr., T. W., GEOLOGIC MAP AND SECTIONS OF THE PALO ALTO 15' QUADRANGLE, CALIFORNIA, prepared in cooperation U. S. Geological Survey, Menlo Park, 1963.

Pampeyan, E. G., GEOLOGIC MAP OF THE PALO ALTO 7.5 MINUTE QUADRANGLE,SAN MATEO AND SANTA CLARA COUNTIES, CALIFORNIA, Basic Data Contribution 2, San Francisco Bay Region Environment and Resources Planning Study, U. S. Department of the Interior, U. S. Department of Housing and Urban Development, 1970.

California Division of Mines and Geology, ENVIRONMENTAL GEOLOGIC ANALYSIS SANTA CRUZ MOUNTAIN STUDY AREA, MONTEBELLO RIDGE MOUNTAIN STUDY AREA, COUNTY OF SANTA CLARA, CALIFORNIA, prepared for the County of Santa Clara Planning Department, February 1974.

California Tomorrow, The Journal of, "Earthquakes, Landslides and Public Planning", prepared by George G. Mader, CRY CALIFORNIA, Summer 1974.

U. S. Department of Commerce, National Oceanic & Atmospheric Administration, A STUDY OF EARTHQUAKE LOSSES IN THE SAN FRANCISCO BAY AREA--DATA AND ANALYSIS, prepared for the Office of Emergency Preparedness, 1972.

U. S. Department of the Interior, Geological Survey, GOALS, STRATEGY, AND TASKS OF THE EARTHQUAKE HAZARD REDUCTION PROGRAM, prepared by Robert E. Wallace, USGS Circular No. 701, 1974, page 1.

Nichols, D. R., and J. M. Burhanan-Banks, SEISMIC HAZARDS AND LAND USE PLANNING, Geological Survey Circular 690, U. S. Department of the Interior, Geological Survey, 1974.

California Division of Mines and Geology, URBAN GEOLOGY MASTER PLAN FOR CALIFORNIA, Bulletin 198, 1973.

OPEN SPACE ELEMENT

301. The residential character and rural atmosphere of Los Altos Hills result primarily from the open space and natural qualities of the area. Presently, significant amounts of open space, from large to small scale, exist within the planning area. Large and intermediate scale open spaces of particular significance are associated with the steeper elevations to the west and south up to the Montebello and Kaiser Ridges. Also, most all individual lots are of sufficient size to allow families to experience significant small scale open space on their own parcels. The character and quality of Los Altos Hills and the balancing effect the planning area provides to the more urbanized areas of the mid-peninsula and the Bay region are dependent upon maximum preservation of existing open space lands at all scales, and enhancement of the natural qualities of developed lands. It is the purpose of this element to define open space policy, delineate open space areas and outline an open space action program.

302. Open space is three-dimensional and most simply can be defined as all of the space above the surface of the earth which is not occupied by structures. In this plan, the many scales and forms of open space are treated as a system of open spaces. Each component of that system has a function in the maintenance of a natural environment that contributes to the quality of human experience. The philosophy of a complex, inter-dependent system of open spaces is basic in this element.

303. To facilitate understanding and for the purpose of planning, the system of open spaces is viewed at three general scales -- very large (macro), intermediate, and small (micro). These general scales of open space are defined as follows:

a) Macro-Scale Open Space–spaces where the sense of openness is

303.a. (cont.) extensive; views encompass large undeveloped or primarily undeveloped lands and afford a sense of distance. Continuity and large size give these areas their dominant character

b) Intermediate Scale open Space -Spaces of intermediate scale range in size from five to thirty (5-30) acres, and range in character from a small totally open area to a large development with extensive landscaping, the unifying element being the sense of openness in the middle ground with definite background limit to one's view.

c) Micro Scale Open Space -Spaces that are of a small or intimate nature where the observer is intimately confronting limiting structures and is prevented from viewing beyond immediate limits. Attention is usually focused on the details of forms, textures and color of foreground objects.

304. Within the general three-dimensional open space system are particularly significant open spaces --those related to OPEN SPACE LANDS. These are the open spaces that relate most specifically to the categories of open space lands defined in the State law (Section 655560 of the California Government Code), where open space land is defined as any parcel or area of land or water which is essentially unimproved and devoted to an open space use and which is designated on a local, regional or state open space plan as any of the following:

a) Open space for the preservation of natural resources, including but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, lakeshores, banks an rivers and streams, and watershed lands.

b) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

c) Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

d) Open space for public health and safety , including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, swales and creek channels, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Objectives:

305. 1. To provide for the maximum feasible preservation of open space in and adjoining the Town, with spaces ranging in size from regional scale to small scale open space or individual lots.

2. To protect and maintain those areas necessary to the integrity of natural resources and processes with special emphasis on, but not limited to, the water regime, open spaces vital for wildlife habitat, and other areas of major or unique ecological significance.

3. To preserve open space for the managed production of resources that are suitable in Los Altos Hills, such as agriculture and the maintenance of groundwater supplies.
4. To provide open space for outdoor recreational needs and for the preservation of sites of historical and cultural significance.
5. To preserve the natural beauty and minimize disturbance of the natural terrain and vegetation.
6. To preserve the important vistas, such as Monte Bello, Kaiser, Neary and Ewing Hill Ridges, and the hillsides leading to these ridges.
7. To preserve open space where necessary for the protection of public health and safety.
8. To provide open space to shape and guide development and to enhance community identity.

Principles:

306.

1. The major drainage courses should be kept in a natural condition insofar as possible because of their importance in supplying major vegetation, land forms and wildlife habitat, and storm drainage.
2. The continuance of agricultural pursuits and the maintenance of adequate ground water supplies are to be encouraged.
3. In the context of the local physical situation, the extraction of rock, sand, gravel and mineral resources is incompatible with goals for maintaining a quality environment and should be prohibited.
4. Both public and private efforts should be directed to preserving historical landmarks which have open space value.
5. The basic visual character of the planning area should be conserved in any land development project.
6. To the maximum extent possible, all uses of land and structures in the planning area should be subordinate to the general open space quality of the planning area.

7. The scale of building, the siting of development, the design and the materials of construction should be harmonious with the natural setting.
8. Open spaces, to the extent possible, should be linked together visually and physically to form a system of open spaces.
9. Unstable terrain, active fault traces, water channels, flood plains, and other areas determined hazardous to public welfare and safety or necessary for storm drainage should be kept as open space unless unobtrusive corrective measures can assure public safety and meet public need.
10. Conservation easements, open space zoning, and other land use regulations should be used to prohibit development on unstable terrain, active fault traces, water channels, flood plains, excessively steep slopes and other areas determined hazardous to public welfare and safety.
11. Residents of Los Altos Hills accord the highest value to the Town's open space and recreation areas. These areas, many of which are owned by the Town itself, help supply and preserve the unique character and semi-rural atmosphere of Los Altos Hills, provide important balance to the more densely urbanized San Francisco Bay plain, and provide numerous recreational, scenic, open space, and conservation resources and opportunities for the Town and its residents.

    Accordingly, the lands owned by the Town of Los Altos Hills commonly known as Byrne Preserve, Central Drive, Juan Prado Mesa Preserve, O'Keefe Property, Rhus Ridge Properties, Murietta Ridge, Little League Fields on Purissima Road, Westwind Community Barn, and Edith Park shall not be conveyed, sold or abandoned in whole or in part for any purpose, except pursuant to a vote of the Town electorate; provided, however, that this paragraph shall not require a vote

306.11 (cont.) of the electorate for any conveyance by the City of a leasehold, easement, or other property interest in these lands for a use consistent with the property's General Plan designation.

Description:

307. Almost all lands within Los Altos Hills have some open space significance even though some may not specifically meet state open space use criteria. With the majority of its land in wooded mountainside, or rolling oak-studded, grass-covered hills, the Los Altos Hills planning area is an important part of the backdrop to the more densely urbanized Bay plain. The open space proposals of this element are directed at retaining as much of this natural land as possible.

308. Specific open space proposals are related to two categories of open space areas on the Plan Diagram: Open Space Preserve, and Open Space Conservation Area. Specific lands included under these categories meet state open space use criteria. Open space lands, where the primary function is some form of active recreation, are designated "public" or "private recreation area" on the General Plan Diagram and are described in detail in the Recreation Element of this Plan. Specific open space proposals (other than recreation areas), their significance and suggested methods for implementation which combine to form the state-required action program are described below. In addition, historical sites which have open space, recreational, or educational value are described.

309. In formulating this element of the General Plan, Los Altos Hills' Open Space resources have been evaluated in relationship to the state open space guidelines and definitions, and, as appropriate, identified as open space land serving one or more functions outlined in those guide-lines. Those open space lands whose functions are identified as essential for the public interest are proposed for preservation through a variety of methods. including public regulation and/or acquisition.

310. It should be noted that not all lands with significant open space value, whose maintenance may be essential for preservation of the area's atmosphere and character, are necessarily described. Other open lands of various scales exist that the community may feel deserve preservation e.g., open hillsides adjacent to major

310. (cont.) corridors of movement, such as Interstate 280. It is imperative, therefore, that the Town inventory and analyze especially intermediate and micro scale open spaces within the Town and add recommendations to this plan to ensure all land significant to maintenance of community character will be preserved.

1. Open Space Preserve These are generally large areas where inherent characteristics or capabilities of the land are most suitable to open space for preservation of natural resources, open space for less active forms of outdoor recreation, primarily for outstanding scenic qualities. Open space preserves are proposed for extensive areas within the planning area. mountain area, an area of ridges and valleys leading up to and including Monte Bello and Kaiser Ridges to the southwest and south, comprises the largest open space preserve; another large area includes lands within the City of Palo Alto and its sphere of influence which are in the Los Altos Hills planning area, particularly those lands zoned to open space by Palo Alto. In addition to the larger areas, some more intermediate size units of land within the community have also been designated open space preserve.

a. Mountain Area -The ridge and valley system south of Moody Road, including a majority of the Town's sphere of influence, is essentially formed by drainage in the Adobe Creek, Hale Creek and Permanente Creek Basins and is endowed with a rugged landscape, with slopes much steeper than those found in virtually all the remainder of the planning area. The ridges of the system are parallel, oriented east-west and include Neary Ridge, Kaiser Ridge, Ewing Hill Ridge, Monte Bello Ridge. In addition to steep slopes, geologic hazards (such as landslides, earthquake faults and other areas of extreme relative geologic instability), inaccessibility due to ridge alignment; difficulty in providing water and other services; and fire hazard including limitations to fire equipment response) constrain the areas potential for development. The ridges are also important for their visual qualities visible from many vantage points within the Town and the mid-peninsula sub-region. It is proposed, therefore, that this area be

310.1.a. (cont) maintained essentially in a natural state, with provisions made for development of only emergency roads necessary to assure rapid containment of any fires.

Implementation -It is proposed that the several thousand contiguous acres designated Open Space Preserve south of Moody Road be zoned initially pre-zoned) to an open space use, with low intensity uses allowed. Such uses could be public or private and would rely on the natural setting for the major aspect of the use. Uses might include areas for scientific study, low intensity private recreation, trails and paths, and use as a watershed. Residential development on large parcels, no less than 10 acres, might be permitted under highly controlled conditions. In any residential or development, it is proposed that all aspects be carefully evaluated to ensure the use will have minimal impact on the natural environment and to ensure compliance with objectives of the General Plan. Particularly prominent visual features, such as ridges or hillsides, should be kept free of development or change. Public park uses may be possible through gift or purchase by some agency other than the Town, such as the Mid-Peninsula Park District. The Town should support such efforts.

It has been assumed for many years that the Duveneck ownership would in time be conveyed to the county for park purposes. Such a park would be of great significance to Los Altos Hills. The Town should support the property owner in his efforts to preserve the land. If and when the park development is assured, it is proposed that only a minimum of recreation facilities are provided with the majority of area maintained in a natural condition.

Preservation of Kaiser Ridge, located within the Cupertino Sphere of Influence, will be dependent on Cupertino and Santa Clara County efforts to regulate operation of Kaiser Cement and Gypsum Company. The Town should support Cupertino and the County in these efforts and should keep

310.1.a (cont.) abreast of the quarrying aspects of the Kaiser Gypsum operation to insure that the skyline which has been quarried is rehabilitated.

b. Byrne Preserve -This naturally beautiful unit of land is currently being purchased by the Town from the Nature Conservancy. It is proposed that the land be preserved as open space with provision for riding, hiking, and other more passive recreational uses.

c. Fremont Road Site -This 30 acre site on Fremont Road, across from Town Hall, is designated as open space preserve. (It is possible this site may evolve to a community center, including provision for public recreation.) The site is one of the few significant open spaces in this portion of the community and appears important in preserving the sense of openness particularly where it is adjacent to development that is generally of greater relative intensity than in other portions of the Town.

Implementation -It will probably be necessary for the Town to purchase this site if it is to be preserved as permanent open space.

d. City of Palo Alto -Those lands within the City of Palo Alto, or which are part of its sphere of influence (e.g., Upper foothills, Foothill Park, Stanford Lands, Esther Clark Park, etc), shown in the Open Space Preserve designation reflect existing zoning or existing policies of Palo Alto. The maintenance of these lands in their natural condition enhances the rural and open character and atmosphere of Los Altos Hills; therefore, their preservation is important to the Town.

Implementation -The Town should actively support, to the extent possible, the efforts of Palo Alto to preserve these lands.

d. El Retiro-Redwood Grove (City of Los Altos) -The El Retiro site and Redwood Grove within the sphere of influence of the City of Los Altos, located at the Los Altos Hills Town boundary, north of O'Keefe Lane and west of Adobe Creek, have been designated for acquisition by the City for open space in its General Plan Revision program. These sites are also important open space areas to Los Altos Hills because of their proximity to the Town, located west of Adobe Creek, and because of their scenic

310.1.d (cont.) qualities and ecological and historic significance. For these reasons, they have been designated Open Space Preserves.

Implementation -The Town should take the lead in efforts to maintain these sites as permanent open space, including initiation of discussions with the Santa Clara County Local Agency Formation Commission in regard to placing the El Retiro site in Los Altos Hills' sphere of influence.

f. Neary Quarry -This site, within the Town's sphere of influence, is designated as an open space preserve based on its function of "managed" production of natural resources. Currently Santa Clara County is responsible for regulation of the quarrying operation; however, since the quarry is a pre-existing use, few controls are levied by the County on the operation. It is anticipated that, when the quarrying operation ceases to exist, the site will be unsuitable for other than open space uses.

Implementation -The Town should encourage the County to establish regulations to control the nuisance factors of the quarry, including noise and dust from trucks which have a negative impact on the surrounding residential areas. In addition, the County, the Town, and the property owner should work together to consider plans for rehabilitation of the site for other uses.

g. O'Keefe Property – This beautiful area north of Highway 280 along O'Keefe Lane features a number of scenic, conservation, and recreational resources, including two recreational pathways, a magnificent Heritage Oak, and shady creek side thickets which provide shelter for both land animals and pond dwellers.

h. Rhus Ridge Properties – These three scenic and undeveloped parcels at the intersection of Moody Road and Rhus Ridge Road form the gateway of the Rhus Ridge pathway, which is used by hikers and equestrians for convenient entrance to the Mid-Peninsula Regional Open Space District by way of the highly scenic route to the Windmill Pasture. These parcels also provide a scenic pathway that connects

310.1.h (cont.) the off-road trail from Hidden Villa to the Rhus Ridge hiking area and further on to Summit Road.

i. Juan Prado Mesa Preserve – This site, reached by offroad pathways leading from either Dawson Drive or Stonebrook Drive, is criss-crossed by

several off-road pathways and provides a number of scenic, open space, and recreation opportunities for the Los Altos Hills community.

j. Murietta Ridge – This 13.9 acre area serves as a valuable open space buffer between Hidden Villa and the Mid-Peninsula Regional Open Space Preserve, and provides a heavily wooded refuge for a variety of mammals, birds, and native plants and trees.

k. Central Drive – This narrow, approximately one-acre strip of undeveloped open space land is contiguous with a section of the western boundary of Byrne Preserve and provides similar open space and passive recreational opportunities.

2. Open Space Conservation Areas These are portions of other use areas (e.g. residential and institutional) where structures should not be permitted. Generally, these are steep canyons associated with major creeks or their tributaries (i.e. Matadero, Purissima, Adobe, Hale, and Permanente Creeks), with heavy vegetation cover where, for reasons of conservation of resources, public welfare and visual amenity uses should be limited to low intensity recreational uses. In addition, visually important open spaces helping to define the community character associated with major religious and educational institutional facilities, or with Stanford Industrial Park, are designated open space conservation areas.

Implementation -It is proposed that these areas be preserved through careful regulation of development combined with conservation easements. An alternative to public ownership of conservation easements may be ownership by neighborhood residents with use limited to low intensity private

310.2. (cont.) recreational activities. Many of the stream canyons, however, are essential as links in the Town's public trails and paths systems.

3. Historical Sites - Listed below are historical sites whose preservation, or recognition as part of any development, will help maintain and enhance the character and sense of open space associated with the community. Some of these sites have already recognized for their historical importance and are registered state historical landmarks. It is proposed, however, that the historical importance of all sites listed be preserved in a manner most appropriate to the individual site.

Ohlone Indian Village Site -(1700's) O'Keefe Lane and El Monte Avenue, Los Altos and Los Altos Hills, Registered Historical Point of Interest, SCl 015.

Indian Spring, (1700's) Magdalena Avenue, permanent year-round source of water, through the Indian period and since.

Indian "Meditation or Look-out" Point, (1700's), La Cresta Avenue, bows and arrows were found behind this seat.

Juan Prado Mesa Adobe Site, (184015), Summerhil1 and El Monte Avenues, Historical Point of Interest applied for.

Juana Briones Adobe, (1840's), Old Trace Road, Palo Alto
M. L. Koenig Residence, (1800's), Old Altos Road.

Indian Villa, (1860's), Moody Road near Los Altos Hills, includes stage stop, blacksmith shop, barn, and olive trees planted by the Padres.
Old Trace Road, (1860's), Fremont Avenue, near Arastradero Road, Palo Alto. Originally trail over which redwood logs were hauled from hills to the bay for shipping.
Moody Road, (1888), petitioned for by G. w. Moody in 1867. Ran from the San Jose-San Francisco Road to the Moody Home. Old Indian trail, lumber road, stage road.
Gardner Bullis Residence, (1870s), Manuela Avenue, original three rooms built during this time.

Frenchmen's Tower, (1874), Old Page Mill Road south of Palo Alto. Built by Peter Coutts for water storage for his cattle farm and racing stable.

310.3. (cont.)

Thomas Wright Home, (1880's), (W. D. Frampton), Magdalena Avenue, built by J. P. Hale for his foreman, Thomas Wright; has undergone many changes.

Captain Merx Home, (1895), (Dubrov), Dori Lane and Robleda. Merx's house, fruit-house, and shed are now individually owned. First school classes were held in the fruit-house, 1901-1922, while the one room Purissima School was being built.

William P. Huth Residence, (1900's), Lennox Way and Burke Avenue, Los Altos Hills. Former owner, Professor Madison of Stanford.

Francis Avidano Home, (1900's), Robleda Avenue, Now the Arthur Atherton home, architecturally unique.

W. K. H. Panofsky Home (1900's), Chapin Road,. Built by a sea captain; architecturally unique.
Willard M. Griffin Home, (1901) , 12345 El Monte Avenue; Griffin,. a ship builder from Maine, built his home in 1901. The carriage house, which now houses the Foothill College Fire Department, was built in 1906, as was the Japanese Shrine situated by the District Offices.
One-room Purissima School, (1902), Chapel in the Hills, Robleda and Duval Way. The first school of the area, used until 1953 for school purposes, then rented out for social gatherings and town meetings. The Town of Los Altos Hills used it for their early meetings. Now owned and operated by the Chapel in the Hills.
Henry F. Dana Home, (John Lohman), South El Monte, now the faculty house on the Foothill Community College Campus.
Cosmo George Morgan "Little Gables", (1910), Stonebrook Avenue, Built by his son: Percy. Later home of William Simrell , founder of Los Altos Hills.
Perry Morgan Mansion,.(1914-l915), (Ford Country Day School),

Stonebrook Avenue. Tudor style house with beaded glass panes and fireplace from Europe. Four stone pieces from the home of Brinsley Sheridan, London, dated 1660 and 1705. Now the Ford Country Day School, owned. and operated by Brent Warner.

Thomas Shumate Residence, (1915), (Happy Hours Nursery School, Viscaino Drive. Now operated by Elizabeth Blodgett as the Happy Hours Nursery School and Hills Elementary School.

Horner-Hill Barn and Silo, (1915), Moody Road, Now the Wendell Arthur E. Fowle Home, (1925), Esperanza Drive. The first honorary

310.3. (cont.) mayor of Los Altos Hills. Elected to office but died before being seated. Now the Dr. J. W. Pender home.

Dr. C. C. Crane Residence, (1926), (H. D. Winbigler), Fremont Road, the home and water tower are architecturally unique.

Adobe Creek Lodge, (1935), Moody Road. Built as an English Country Estate for Milton Haas, is now the property of David Bellucci.

C. Earl Dawson Residence, (1948), Magdalena Avenue, This beautiful estate carries the name Rancho San Antonio.

Sydney W. Treat Home, (1948), Robleda Avenue. The first mayor of the Town of Los Altos Hills. The home is now owned by the Donald Campbells.

Los Altos Hills Town Hall, 1956),26379 Fremont Road, the first Town Hall.

Corbetta "Parasol" Home, (1960), Corbetta Lane. Architecturally unique. Composed of three identical structures with scalloped parasols. The first one built as a "party house" to entertain guests. Three years later, the other two were added on to, complete the nine room house, surrounded by a man-made lake.

Implementation. It is proposed that the Town explore the possibility of having existing historically important structures designated as state historical landmarks. Historical sites without structures may have to be purchased if the Town determines that historical significance warrants preservation in a natural state. In any case, the historical significance of all sites should be evaluated prior to development. If the site is found to be of some significance, at the least, provision for historical commemoration should be required as part of development. It is also proposed that the Town Historian, in conjunction with Town officials, establish a program for evaluation and preservation of historical sites .

RECREATION ELEMENT

401. The Recreation Element provides guidelines for meeting the recreational needs of the Town. In the most comprehensive sense, recreation starts within the home and extends through community facilities and onto wider areas. This recreation element is concerned with lands within the Los Altos Hills Planning Area that can provide recreation opportunities for use and enjoyment by residents.

402. The recreation areas proposed include open space preserves, open space conservation areas, public and private recreation areas and trails and paths. Most of these areas are dealt with in the open space element or the trails and paths element. The focus in this element will be on the role these areas should play in filling the overall recreational needs of the Town.

403. A recreation element for local General Plans is required by the State Subdivision Map Act, if cities are to avail themselves of Section 11546 of the Act. Section 11546 permits the local jurisdiction to require subdivisions to dedicate land for park and recreation purposes. The Element is required to set forth definite principles and standards upon which dedication requirements are based.

Objectives:

404. To provide recreation areas adequate to meet neighborhood and community needs of the Town.

Principles:

1. Open space preserves should provide a variety of scale, from macro to micro. (See definitions in Open Space Element). These should provide informal recreation, such as hiking, riding and free playas well as visual pleasure.
2. Recreation activities requiring organized and developed spaces should be accommodated at public recreation areas and school sites.
3. Public recreation areas should be specifically adapted to local needs and interests.
4. Private recreation areas should supply specialized recreation facilities not deemed a Town responsibility.

5. Trails and paths should constitute a major recreation facility in the Town and should link all recreation areas.
6. New residential subdivisions should provide open space for recreation to fill their appropriate share of the local recreational needs.
7. Park and recreation areas should be utilized, and uses controlled so as to not adversely effect the surrounding residential areas.
8. Residents of Los Altos Hills accord the highest value to the Town's open space and recreation areas. These areas, many of which are owned by the Town itself, help supply and preserve the unique character and semi-rural atmosphere of Los Altos Hills, provide important balance to the more densely urbanized San Francisco Bay plain, and provide numerous recreational, scenic, open space, and conservation resources and opportunities for the Town and its residents.

   Accordingly, the lands owned by the Town of Los Altos Hills commonly known as Byrne Preserve, Central Drive, Juan Prado Mesa Preserve, O'Keefe Property, Rhus Ridge Properties, Murietta Ridge, Little League Fields on Purissima Road, Westwind Community Barn, and Edith Park shall not be conveyed, sold or abandoned in whole or in part for any purpose, except pursuant to a vote of the Town electorate; provided, however, that this paragraph shall not require a vote of the electorate for any conveyance by the City of a leasehold, easement, or other property interest in these lands for a use consistent with the property's General Plan designation.

405. Standards:

1. All residential areas should have public land available for recreation within approximately one-half to one mile distances.
2. The requirement of #1 above may be met by open space preserve land in public ownership and public recreation areas.
3. The acreage of public land available for recreation shall be not less than five percent of the residential area of the Town. Each numbered

405.3.(cont.) residential area described in the land use element shall meet this requirement.

Description:

406. Each of the categories of land use shown on the General Plan Diagram which have recreation significance are described below as they relate to recreation use.

1. Open Space Preserve. Also see description of open space preserve in the open space element. The large mountain open space preserve (south of Moody Road) to the extent it is developed for public or private recreation, will help meet the recreation needs of the Town. This vast area is also suitable for meeting certain recreation needs of the mid-peninsula, which are of a lower intensity nature, can be accommodated on available roads, and do not adversely effect neigh-boring properties.

   Byrne Park Preserve is a Town-owned open space which should be kept entirely in its natural state It is suitable for activities such as hiking, riding, grazing and nature study.

   The open space preserve at Fremont and Concepcion Roads may take on a recreation use if it is developed for Town purposes as described in the land use element.

   The Neary Quarry is shown as an open space preserve. It is doubtful that this site will ever be suitable for any use other than open space. Enhancement of the site as an open space preserve will be needed.

2. Open Space Conservation Areas. Also see description of open space conservation areas in the open space element. The open space conservation areas are by and large the open portions of lands which have some other primary use. Thus, those portions of residential lots which are parts of major natural features such as creeks or canyons are shown in this category. Also, portions of public school sites and other institutions which are in open space are so indicated. A designation as an open space conservation area does not necessarily imply any public right of entry which is not otherwise permitted by the primary use. It is recommended, however, that in un- subdivided areas, open space conservation areas be

406.2(cont.) committed to public ownership where possible and desirable. One such example is the public ownership along Adobe Creek in the Rhus Ridge Ranchos subdivision.

3. Recreation Area -Public. Most small-scale recreation areas for daily recreation needs of adults and children are supplied on residents' own lots, in the form of yards, play equipment, swimming pools, riding facilities, and, in some instances, tennis courts. Large-scale recreation areas, however, must be provided at public: recreation areas and school sites. Town-owned recreation facilities include the Little League Fields on Purissima Road. The three elementary schools and college site provide a vital supplement to the Little League Field. Town-owned public recreation facilities also include the Westwind Community Barn, a historic 24,000 square foot, "U" shaped barn on Altamont Road. The Community Barn and its approximately 15 acres of surrounding land were acquired by the Town in 1975 from the Hungarian Countess Margit Bessenyey, and provide boarding, riding, and equestrian events to residents, non-residents, and handicapped children. The Barn and its adjacent facilities currently house the Westwind 4-H Riding for the Handicapped program, the Pacifica Ridge Chapter of the United States Pony Club, and Town of Los Altos Hills recreation programs. Town-owned public recreation facilities also include Edith Park, a "gateway" to Los Altos Hills located at Edith and Fremont Roads along Adobe Creek. The park features a meandering path through a wooded setting and a plaque commemorating the Juan Bautista de Anza National Historic Trail, and is used as a route by children to Bullis-Purissima Elementary School.

4. Recreation Area -Private. Private recreation facilities are very significant land uses in the planning area. The Palo Alto Hills Golf and Country Club and the Los Altos Country Club supply not only needed golfing facilities, but also provide large, attractive open spaces.

406.4.(cont.) The Fremont Hills Country Club provides for a range of activities, including swimming, tennis and riding. The use is well located and serves a community need. Periodic review is needed to assure continued compatibility with surrounding land uses. The Adobe Creek Lodge complex is a non-conforming use under the zoning regulations. The restaurant, picnic and country club activities attract many people from outside the Town and result in extreme traffic congestion on Moody Road at times. This use should be revised to meet the requirements of the General Plan and Zoning Ordinance. The site is basically suited to recreation or residential use. The Foothill Tennis and Swimming Club and the University Club of Palo Alto on Miranda Avenue (Palo Alto) in the northern portion of the planning area provide needed recreational facilities and their continuation is deemed desirable.

The boarding stables provide another important private re-creation facility. The provision of stabling facilities on sites large enough to provide for necessary buildings, and corrals and pastures is desirable. Also, such sites should be located so as not to impinge upon residential and other non-equestrian facilities. Ideally, these facilities can be located next to open space preserves or could in fact be permitted on privately owned lands within open space preserves existing stables meeting these criteria are shown on the Plan Diagram.

5. Historical Sites. Historical sites can provide a significant recreation and education resource. These sites are described in the open space element and are therefore not described further here.

6. Institutional. Virtually all of the institutional uses provide for some forms of public or private recreation. Of greatest importance are the recreation facilities at public schools. The degree of importance of the public schools in supplying recreation should be further determined to better allow the Town to react to various school district proposals for closing schools. The Town may have to step in to see that such facilities are continued or replaced.

U.C. BERKELEY LIBRARIES
C124881031

ACCO USA
LINCOLNSHIRE, ILLINOIS 60069
#25971
0 50505 25971 7
BLACK/NOIR/NEGRO
MADE IN U.S.A.